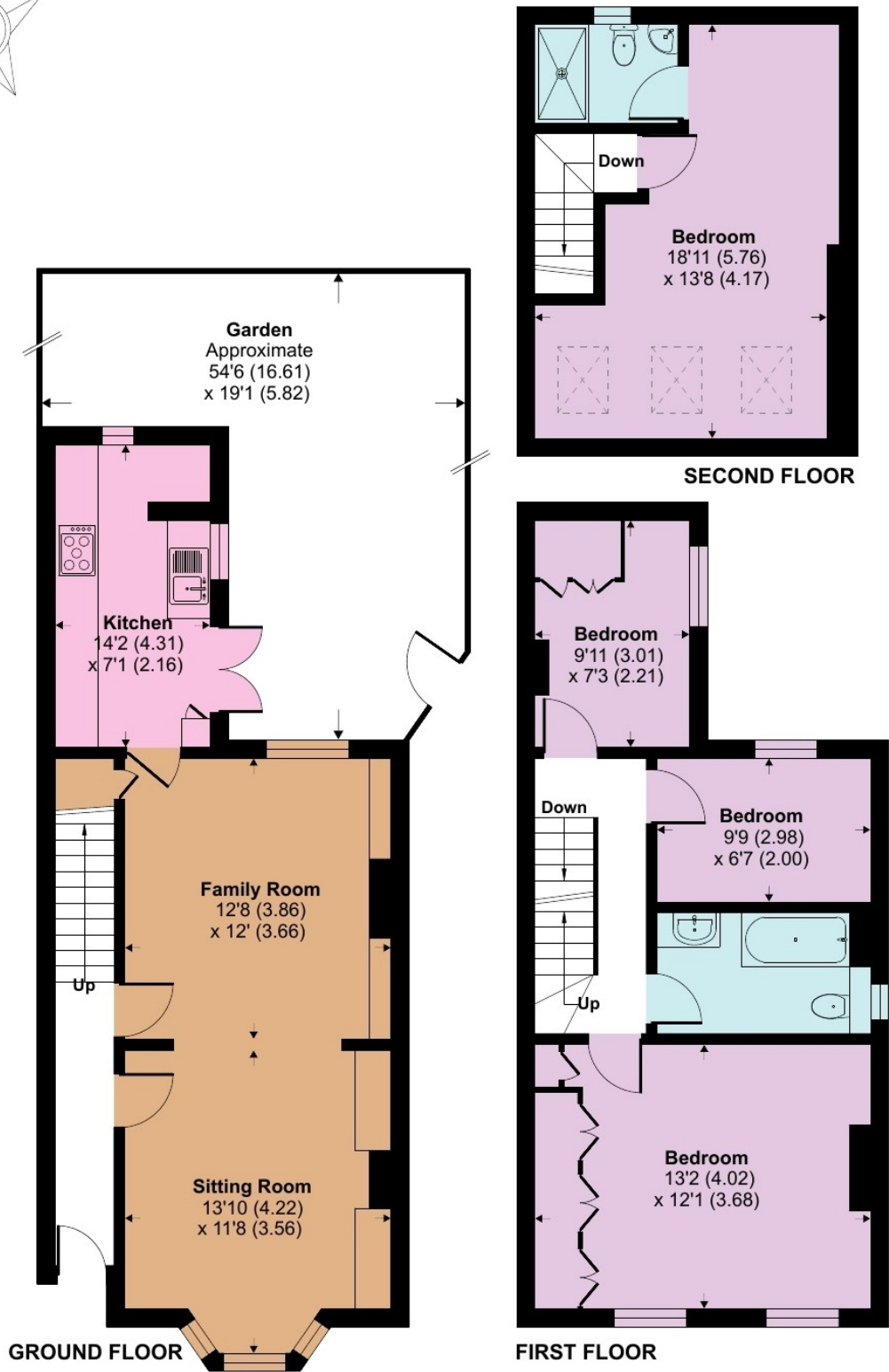


St. Georges Road, Farnham, GU9

Approximate Area = 1226 sq ft / 113.9 sq m  
For identification only - Not to scale



ST. GEORGES ROAD, FARNHAM, SURREY, GU9

Guide Price £750,000

An attractive Victorian home situated in this popular residential road close to the train station in South Farnham.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
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**ACCOMMODATION**

- Immaculately presented Victorian home
- Two reception rooms
- Four bedrooms
- Two bathrooms
- Short walk to Farnham station and local shops
- Private garden
- Residents parking
- Close to South Farnham and Weydon Schools

**DESCRIPTION**

An attractive period semi-detached home with rendered elevations under a tiled roof with accommodation arranged over three floors.

This property has been recently modernised throughout and comprises sitting room with feature bay window, wooden flooring and open fireplace, adjoining family room with engineered oak flooring, fully fitted kitchen with French doors to garden.

From the hall, stairs rise to the first floor landing and the first floor comprises three bedrooms (two bedrooms benefiting from built in wardrobes) and family bathroom. From the first floor landing there are stairs to the second floor principal bedroom suite with en suite shower room.

**Outside**  
The property is approached via a path to the front door. The landscaped garden lies to the rear and can be accessed either through the double doors from the kitchen or from a side passage



where there is a courtyard area and patio. A path leads down the garden with a variety of well stocked borders. Situated towards the rear of the garden is a large storage shed.

**LOCATION**

The property is situated in this popular and convenient residential road in South Farnham, close to the railway station, South Farnham School and other amenities on the south side of Farnham town centre. Farnham is an historic Georgian, former market town on the Hampshire and Surrey border, renowned for its period architecture and wide principal streets. The town provides a comprehensive range of cultural, educational and shopping amenities. There is a train station providing trains to London Waterloo in approximately the hour whilst the A31 ensures easy access to Guildford and the A3 in the east and Winchester down to the west. The A331, (Blackwater Valley Link Road) provides dual carriageway access to the M3 in the north. There are large areas of countryside and National Trust land in the surrounding areas ideal for a wide variety of outdoor pursuits.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band D

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		