



## Farnham

Guide Price £569,950 (Freehold)

A very well-presented Edwardian semi-detached property with 3 bedrooms (master en suite), 2 reception rooms, large garden and offers scope to extend (stpp), located within a walk of local shops, Farnham town centre and South Farnham School. EPC



The owners have modernised this lovely Edwardian semi-detached property during their 3 year ownership and the property now offers well presented accommodation. The delightful sitting room has a log-burner and Plantation shutters to the windows, and the separate dining room is large enough for entertaining. The kitchen has double doors to the rear which open out onto a good-sized patio with brick built b-b-q. On the first floor there are 3 bedrooms, with the master benefitting from Plantation shutters and an en-suite shower room, and the stylish family bathroom. New double glazing has been fitted to most windows and the property also has gas central heating. The garden is a particular feature being of an excellent size and the property offers scope to extend, subject to planning permission.

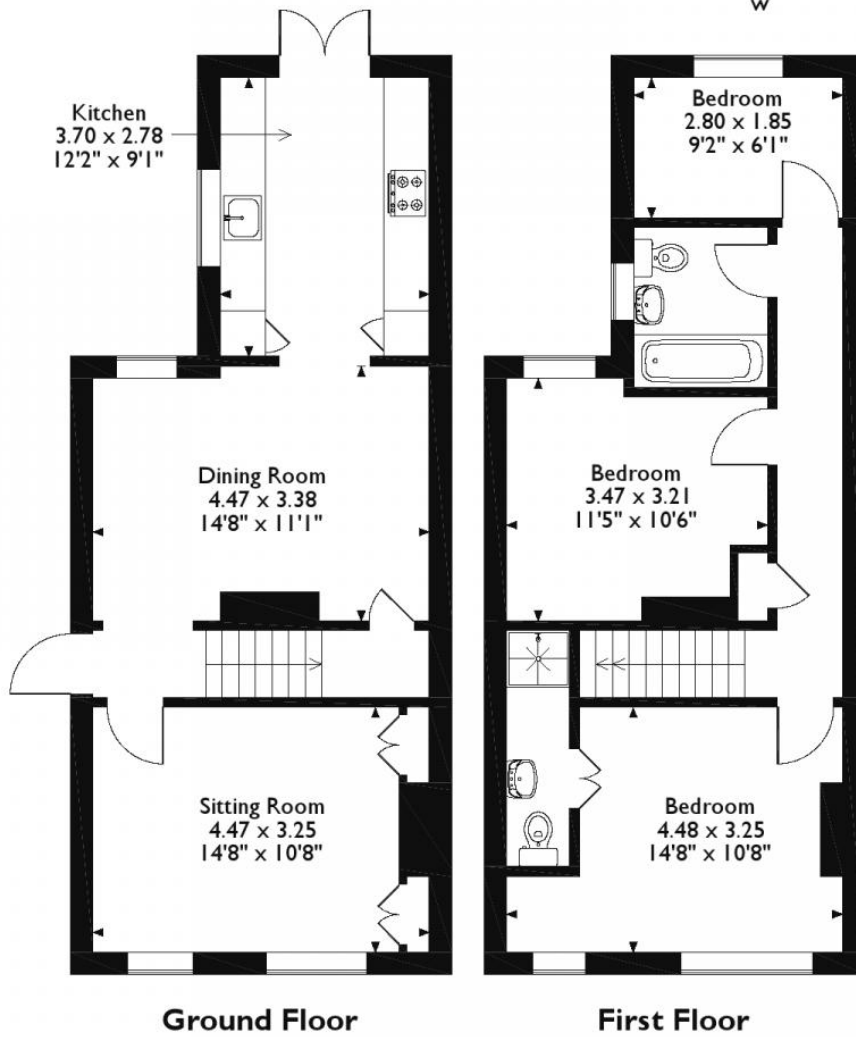
Step up to Side Entrance. Entrance Hall with laminate flooring. Sitting Room - A delightful room with matching laminate flooring, fireplace having a wooden mantel over and fitted with a log burner. There are Plantation shutters to the windows. Dining Room - A good space with laminate flooring and understairs storage cupboard. Kitchen with ample units and work surfaces. Space is provided for washing machine, tumble dryer, dishwasher and cooker and there is an extractor and integrated fridge. Double doors to the rear open out to the patio and garden.

Stairs to First Floor. Landing with access to partly boarded loft space, airing cupboard. Bedroom 1 - A double room to the front of the property with Plantation shutters. En-Suite Shower Room with shower cubicle, pedestal wash basin, low level w.c. and heated towel rail. Bedroom 2 - A further double room. Bedroom 3 - A single room overlooking the rear garden. Bathroom - A stylish room with grey tiling, shaped bath and shower over, wash basin with drawers below and low level w.c..

- Modernised Edwardian semi-detached property
- 3 Bedrooms
- 2 Bath/shower rooms
- Double glazing and central heating
- Good-sized garden with parking to the front

# Floorplan

Approximate Gross Internal Area  
90 Sq M/972 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions

The property is extremely conveniently located being within a walk of local shops on Ridgway Road, the town centre and South Farnham School. The town offers a variety of shops, bars, bistros and restaurants together with further education, cultural and sporting facilities. The main line station offers a service to Waterloo in under the hour and the A31 giving access to the M3, A3 and A331 is approximately 0.5 mile from the property.



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