

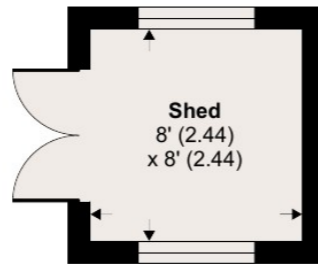
# St. James Avenue, Farnham, GU9

Approximate Area = 1226 sq ft / 113.8 sq m

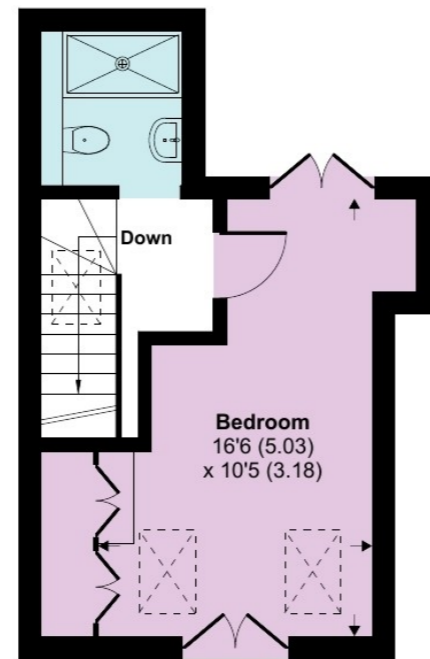
Outbuilding = 64 sq ft / 5.9 sq m

Total = 1290 sq ft / 119.7 sq m

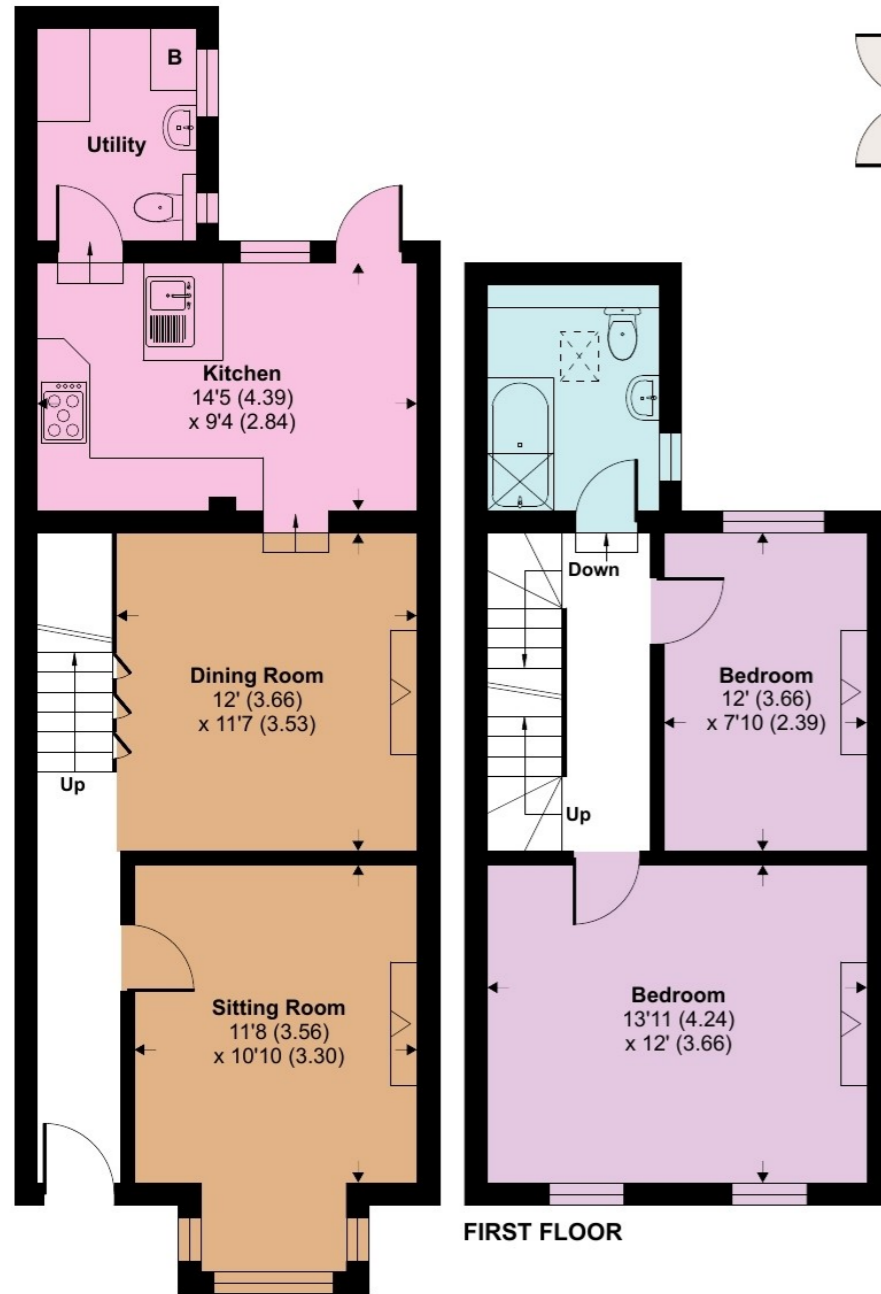
For identification only - Not to scale



OUTBUILDING



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR



## ST. JAMES AVENUE, FARNHAM, SURREY, GU9

Offers in excess of £550,000

Charming modernised period family home, offering spacious accommodation, situated close to local shops and ideally located moments from Farnham Deer Park.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

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**ACCOMMODATION**

- Recently modernised throughout
- Trendy living
- Two reception rooms
- Vaulted kitchen/breakfast room with underfloor heating
- Three bedrooms
- Two bathrooms
- South westerly facing rear garden
- Residents parking
- Close proximity to Farnham station and local shops
- Immediate proximity to Farnham Deer Park



**LOCATION**

St. James Avenue is a quiet no through road set on the eastern side of Farnham within a hundred yards of Farnham Park, located approximately half a mile from the town centre and about a mile from the station. Farnham town centre offers a comprehensive range of amenities, including a Waitrose and Sainsbury's, a selection of branded and independent shops, fishmongers, restaurants and the Maltings arts centre, which offers theatre, film and crafts fairs.

Opening soon is Brightwells Yard, a new shopping centre that will include a cinema, M&S Food, restaurants, town square and public gardens. There is a choice of golf courses in the area including Hankley, Hindhead and Farnham Sands and sports facilities are available at Farnham's DC Leisure centre and the David Lloyd Leisure Centre.

The A31, A331 and A3 all provide swift access to the national motorway network. Farnham's mainline train station provides direct trains to Guildford (from 24 minutes) and London Waterloo (from 53 minutes).

**DESCRIPTION**

This well presented and extended Victorian property has recently been modernised throughout and comprises attractive entrance hallway, a well-proportioned sitting room with feature bay window, wooden flooring and feature open fireplace, well presented dining room with feature fireplace, study area, bright kitchen/breakfast room with central island and vaulted ceiling, adjoining utility room and downstairs cloakroom.

To the first floor there are two light and well-presented double bedrooms and a newly modernised bathroom. There is a second floor which comprises large double bedroom with built in wardrobes, Juliet balcony, eaves storage and newly fitted shower room.

**OUTSIDE**

The rear garden is well enclosed. There is a large patio for entertaining, garden shed and further seating area. To the front of the property there is a small front garden enclosed by a brick wall. There is access down the side of the property and there is on street parking on St. James Avenue.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

There is a selection of schools in the area including, Potters Gate C of E Primary, St. Andrews C of E Infant, The Abbey School, Weydon, Edgeborough and Frensham Heights.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming

**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.