

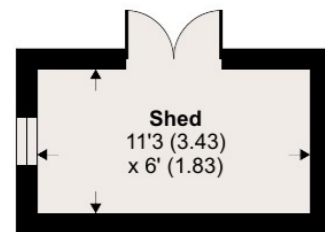
Langham Court, Farnham, GU9

Approximate Area = 1179 sq ft / 109.5 sq m

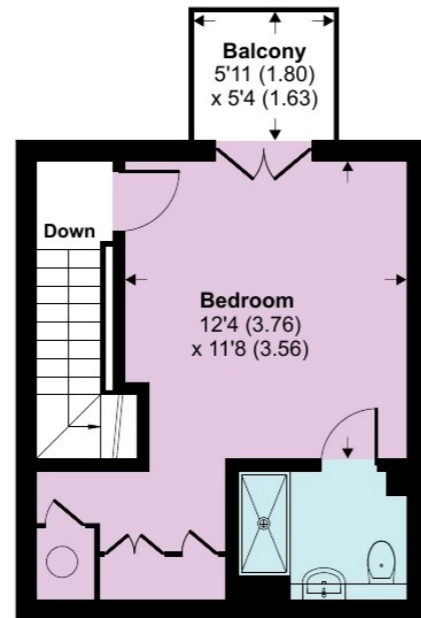
Outbuilding = 68 sq ft / 6.3 sq m

Total = 1247 sq ft / 115.8 sq m

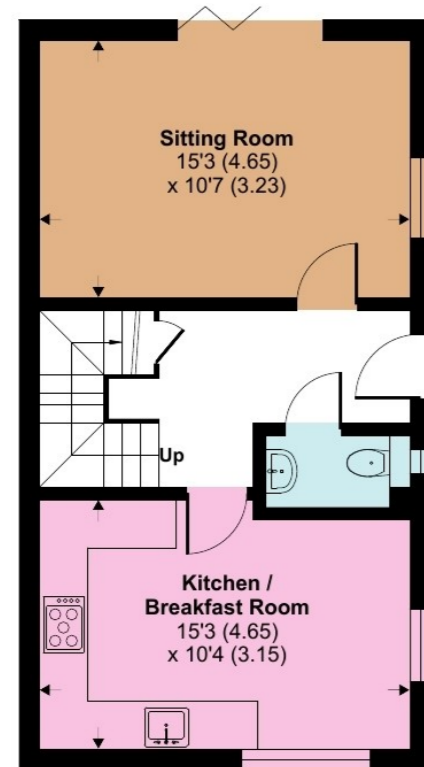
For identification only - Not to scale



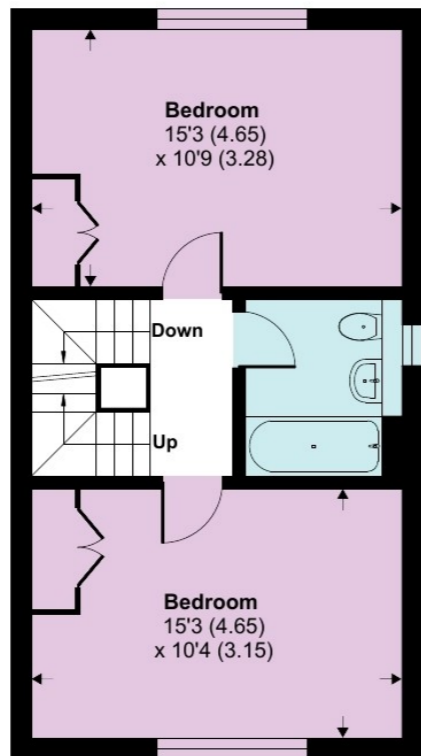
OUTBUILDING



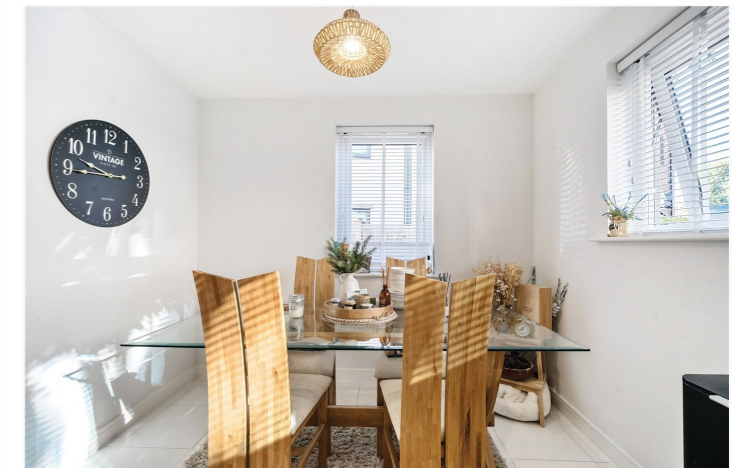
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



LANGHAM COURT, FARNHAM, SURREY, GU9

Guide Price £635,000

A superbly presented property set in a popular position on the Ridgway, on the south side of the Georgian town of Farnham, within walking distance of Farnham mainline station.

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ACCOMMODATION

- Prime South Farnham location
- Immaculately presented contemporary home
- Three double bedrooms
- En suite, dressing room and balcony to principle
- 15' sitting room with bifolding doors
- Walking distance to Farnham station and town centre
- Off street parking
- Private garden
- Close to amenities

DESCRIPTION

A well designed and immaculately presented property set in a popular position on the Ridgway in South Farnham, within walking distance to amenities, Farnham town centre and the mainline train station.

This most attractive contemporary home offers luxurious, trendy living accommodation and high specification interiors. There is underfloor heating to the ground floor and the accommodation comprises large inviting entrance hallway, fully fitted kitchen/family room with stone worktops and AEG integrated appliances, understairs storage, and a sitting room with bifold doors leading to garden.

The first floor offers two good sized double bedrooms with built in wardrobes, and a large family bathroom. On the second floor there is a large principal bedroom with en suite shower room, dressing area, eaves storage and a balcony overlooking Langham's Recreation Ground.



Outside

To the front of the property there is a driveway with space for at least two cars. To the rear of the property, there is a lovely private south facing garden with large patio area, a shed and side access gate leading to the front.

Estate Management Charge: £240 per Annum

LOCATION

Ridgway Road is an attractive road that is walking distance to village shops including a butcher, Tesco Express, Loaf and wine shop. Farnham town centre is within a mile away and the further area is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities including Weydon School and other specialist establishments. Farnham railway station is within a short walking distance and with links to London Waterloo in around an hour.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band E

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	