

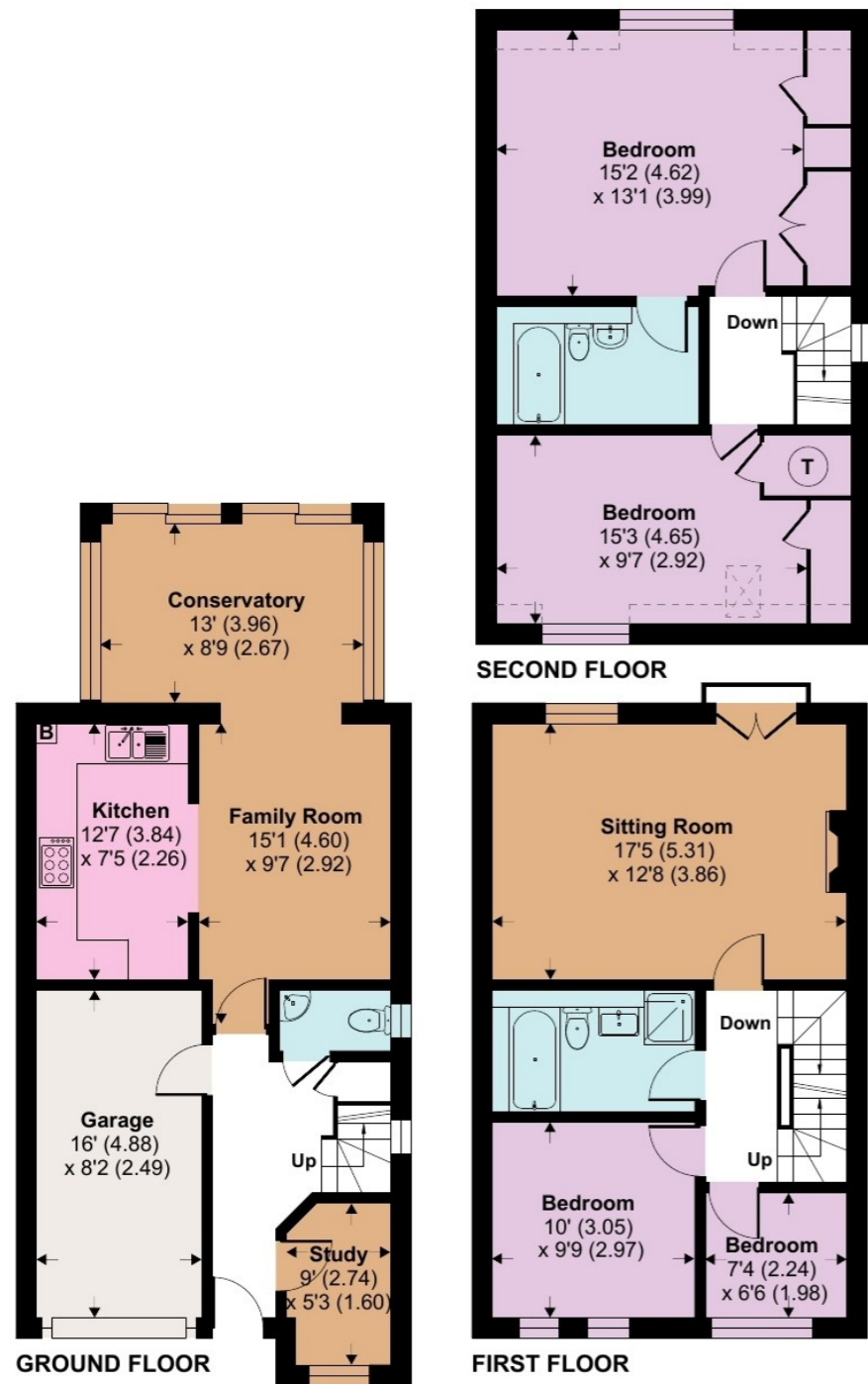
Fairholme Gardens, Farnham, GU9

Approximate Area = 1515 sq ft / 140.7 sq m
 Limited Use Area(s) = 25 sq ft / 2.3 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1672 sq ft / 155.2 sq m

For identification only - Not to scale



Denotes restricted head height



FAIRHOLME GARDENS, FARNHAM, SURREY, GU9

Guide Price £700,000

Well presented town house set on a private cul de sac within walking distance of Farnham town and 0.5 miles from Farnham mainline station.

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ACCOMMODATION

- Well presented home
- Three reception rooms and study
- Four bedrooms
- Private cul-de-sac
- Integral garage and driveway
- Walking distance to Farnham town
- 0.5 miles to Farnham mainline station
- No onward chain

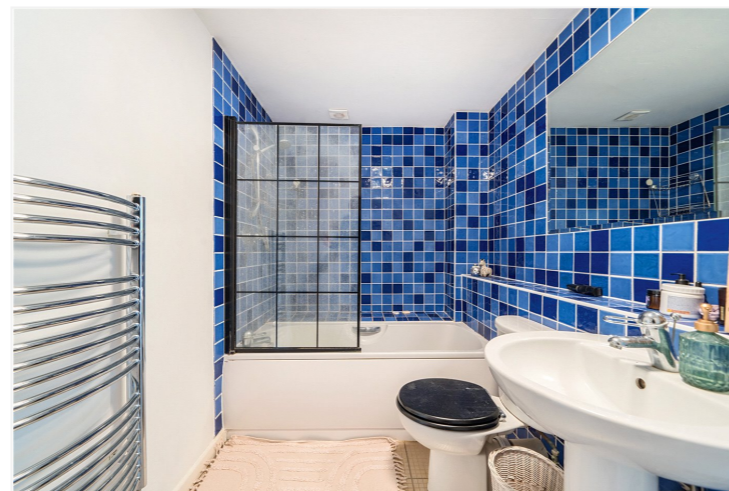
DESCRIPTION

This well presented home provides generous living in a peaceful and desirable location. This highly popular development is located within close proximity to the Georgian town centre, mainline station and excellent schools.

This modern home comprises large and inviting entrance hallway, fully integrated kitchen, adjoining family room, conservatory with doors to garden, study, downstairs cloakroom, understairs storage and access to integral garage.

The first floor offers a large sitting room with feature fireplace and Juliet balcony, a double bedroom, single bedroom and family bathroom. There is also the added benefit of a principal bedroom with built in wardrobes and en suite bathroom, a further double bedroom with built in wardrobes, airing cupboard and eave storage.

Outside the rear garden is mainly laid to lawn and there is a mixture of shrubs and small trees that provide good screening. To the front there is a driveway and access to the garage.



LOCATION

The property is situated in a popular and convenient residential cul de sac in South Farnham, close to the railway station, South Farnham School and other amenities on the south side of Farnham town centre. Farnham is a 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 one 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, 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.

