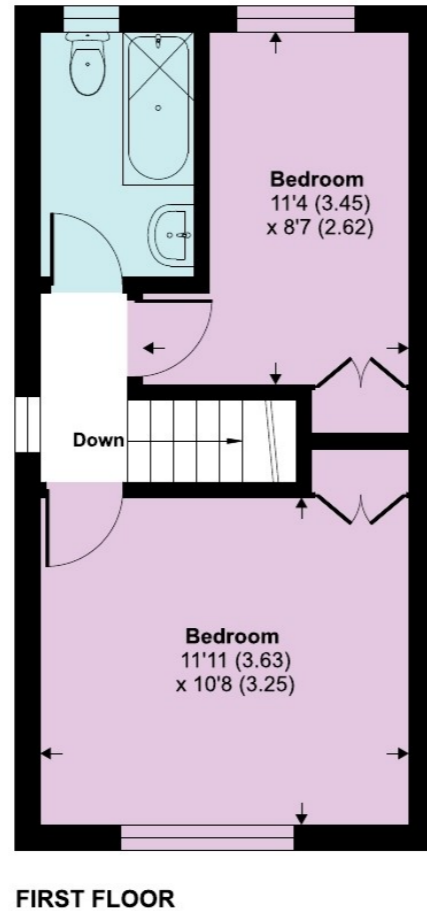
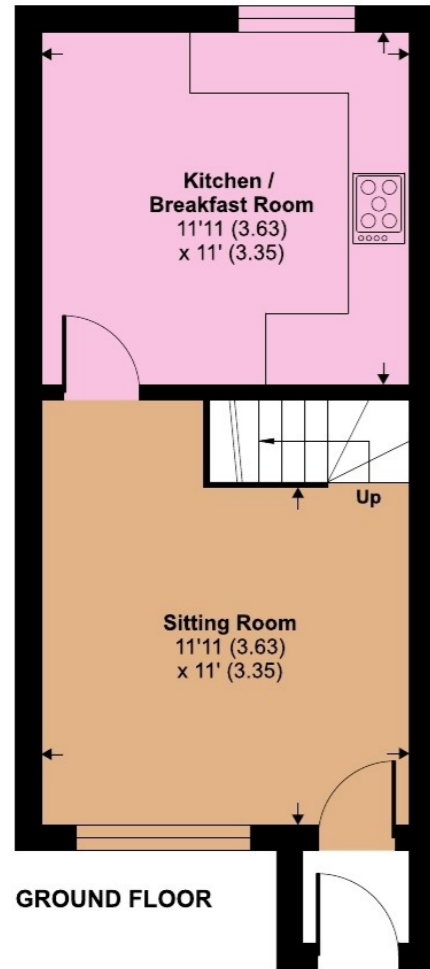
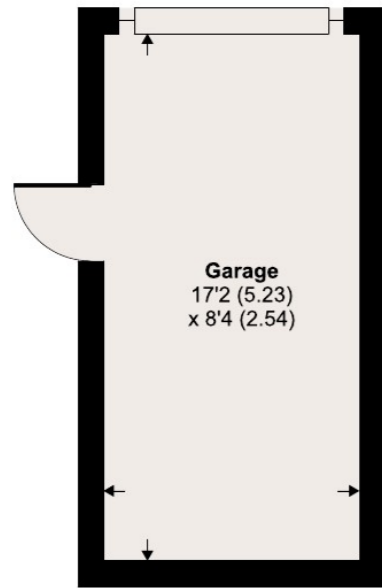


Field End, Farnham, GU9

Approximate Area = 633 sq ft / 58.8 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 776 sq ft / 72 sq m
For identification only - Not to scale



FIELD END, BADSHOT LEA, FARNHAM, SURREY, GU9

Guide Price £350,000

This property benefits from a detached single garage, private garden and comes to the market with no onward chain.

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ACCOMMODATION

- Immaculately presented
- Large sitting room
- Two double bedrooms
- Private garden
- Cul-de-sac
- Garage
- Driveway
- No chain

DESCRIPTION

This attractive property is situated in a sought after, quiet cul de sac and is immaculately presented throughout. The property benefits from a detached single garage and private garden.

The ground floor offers a generous amount of accommodation comprising entrance hallway, large and smartly fitted kitchen/breakfast room with access to rear garden, large sitting room with storage.

Upstairs there is a principal bedroom, double bedroom and presentable family bathroom.

Outside the private rear garden has been wonderfully landscaped and offers a selection of patios, paths, borders and a good array of shrubs. There is a detached single garage at the rear of the garden with driveway in front and stone and shingle garden to the front.

LOCATION

The property is a short walk to local shops and schools, as well as giving easy access to local recreation and sporting facilities. Road and rail links are within easy reach and a regular bus service is available.



The Georgian market town of Farnham 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 and establishments. Farnham railway station is within a short distance and with links to London Waterloo in around an hour. Road links are excellent with the A31 joining the A3 for road access to London.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	