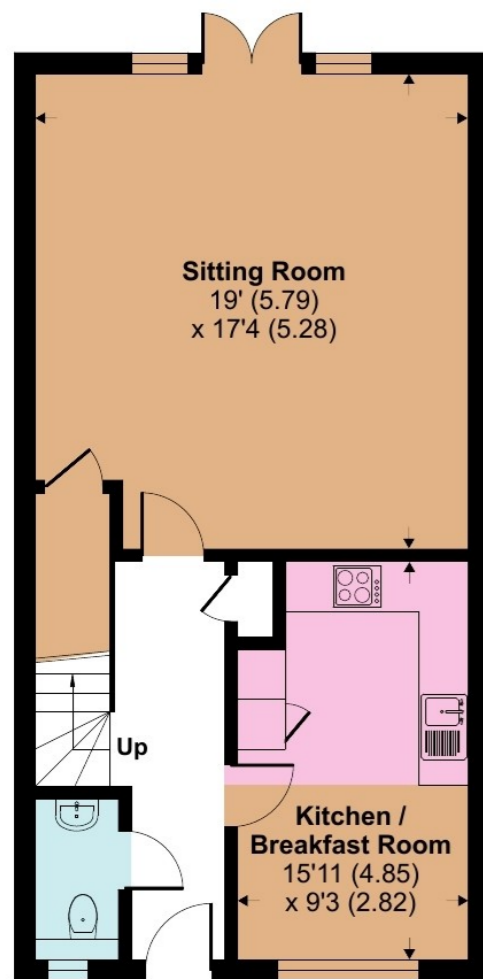


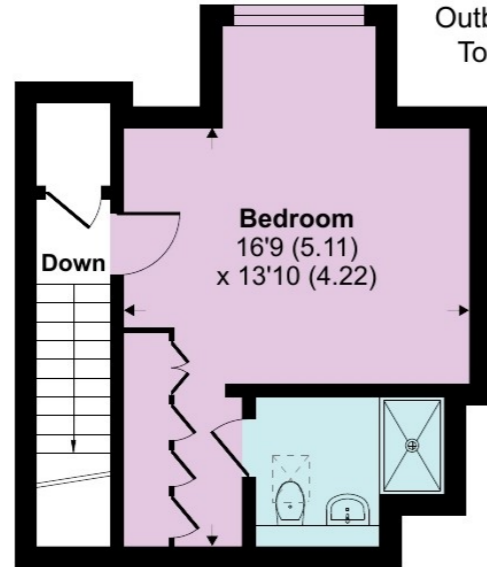
Adams Park Road, Farnham, GU9

Approximate Area = 1461 sq ft / 135.7 sq m
 Garage = 195 sq ft / 18.1 sq m
 Outbuilding = 55 sq ft / 5.1 sq m
 Total = 1711 sq ft / 158.9 sq m

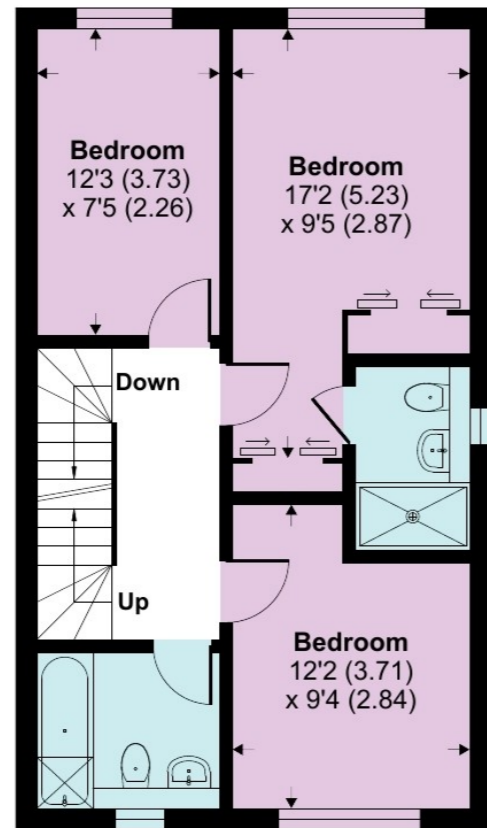
For identification only - Not to scale



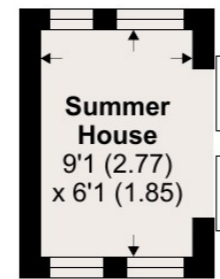
GROUND FLOOR



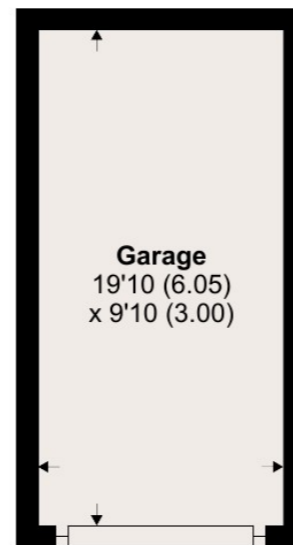
THIRD FLOOR



FIRST FLOOR



OUTBUILDING



Adams Park Road, Farnham, Surrey, GU9

Guide Price £825,000

Immaculately presented executive home within walking distance of Farnham Park and the town centre.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth

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Winkworth



ACCOMMODATION

- Excellent condition and high specification
- Four bedrooms
- Three bathrooms
- Garden room
- Parking for two vehicles
- Garage
- Five years build warranty remaining
- Walking distance to Farnham Park and town centre

DESCRIPTION

This high specification home provides generous turnkey living in a desirable location just moments from Farnham town centre. The property has been well maintained by the current owners and benefits from a fully landscaped rear garden, garage, parking for two vehicles and further visitor parking.

Built by Shanly Homes in 2018, this modern executive home is light and positioned for sun throughout the day. The ground floor comprises inviting entrance hallway, fully integrated modern kitchen/breakfast room with induction hob and seating area, open plan sitting room with dining area and French doors to rear, downstairs cloakroom, understairs storage and boot cupboard.

The first floor offers a principal bedroom with built in wardrobe and en suite shower room, two further double bedrooms, family bathroom and airing cupboard. There is also the added benefit of a large guest suite on the second floor comprising dressing area, built in wardrobes and en suite bathroom, large storage cupboard.

Outside the south-westerly facing rear garden has been landscaped and is stocked with a selection of shrubs and flowers. The garden is mainly laid to lawn and there is a newly built summer house. To the



rear of the garden, there is parking for two vehicles, garage and further visitor parking. To the front of the property there is a small front garden that is enclosed with hedging.

LOCATION

Adams Park Road 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 Brightwell's 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).

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(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	