

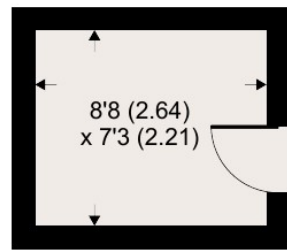
Beldham Road, Farnham, GU

Approximate Area = 1035 sq ft / 96.1 sq m (includes store)

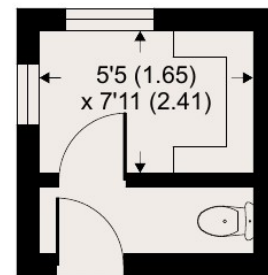
Outbuildings = 131 sq ft / 12.1 sq m

Total = 1166 sq ft / 108.2 sq m

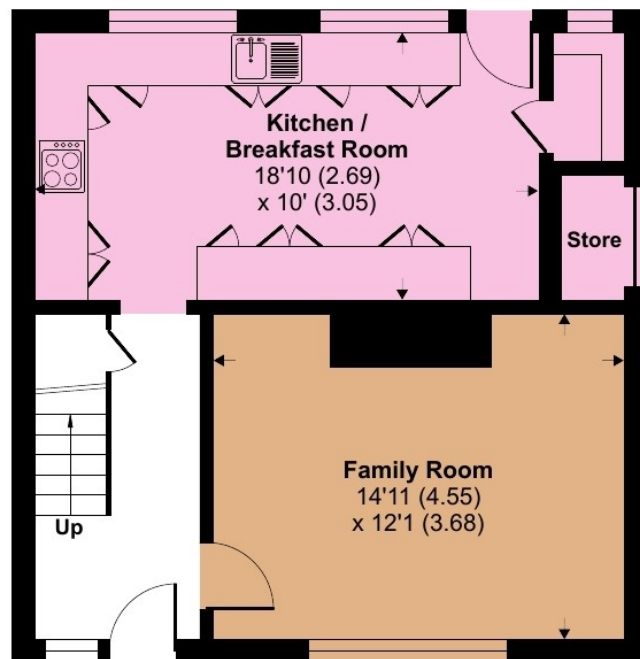
For identification only - Not to scale



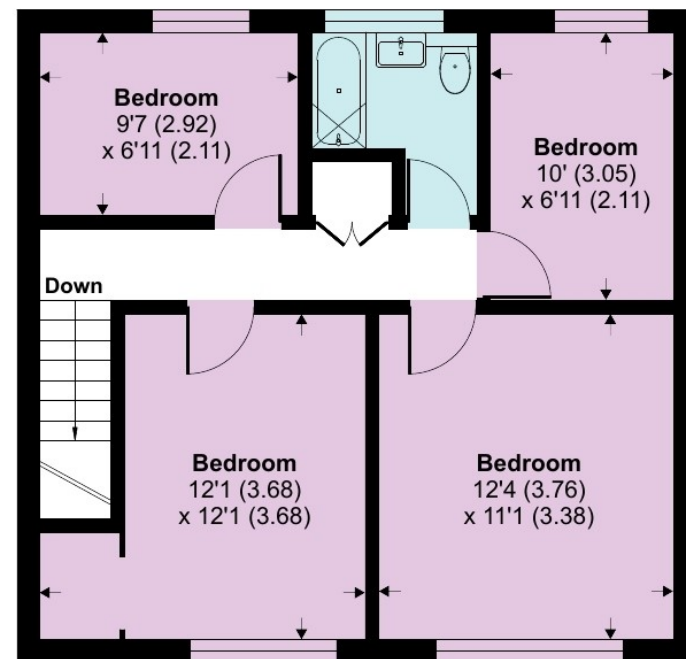
WORKSHOP



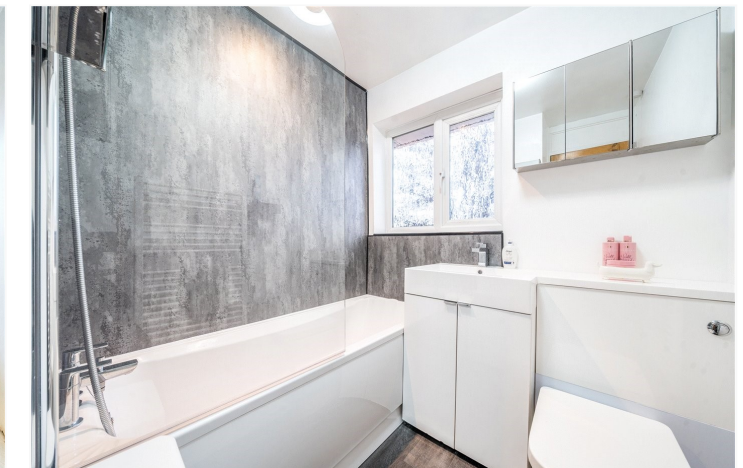
GARDEN OFFICE



GROUND FLOOR



FIRST FLOOR



BELDHAM ROAD, FARNHAM, SURREY, GU9

Guide Price £425,000

A newly refurbished four bedroom house with parking and garden office in sought after South Farnham location, just a short walk to Weydon Academy and other highly regarded schools.

Tel 01252 733042
Email Farnham@winkworth.co.uk
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Winkworth



ACCOMMODATION

- Four bedrooms
- Short walk to sought after schools
- Garden office
- Well presented
- Newly fitted kitchen
- Private rear garden

DESCRIPTION

A recently refurbished four bedroom family home located in a popular residential area in South Farnham, walking distance to highly sought after schools and amenities.

The property comprises an inviting entrance hallway with understairs cupboard, a large light sitting room with feature fireplace, and a fantastic newly fitted kitchen/breakfast room with plenty of fitted cupboards, pantry and doorway out to the garden.

Upstairs there are four good sized bedrooms, a newly decorated family bathroom and airing cupboard. There is power to the loft, which is a good size and partially boarded.

Outside
To the front there is a gated tiered garden laid with gravel and a pathway leading to the front door. To the rear there is a private landscaped garden with two decked patio areas, workshop, pergola and a garden office with the benefit of having a toilet. There is also side gate to the garden, and off road residents parking.

LOCATION

The property is situated in a residential road in the South Farnham area close to Wrecclesham in good proximity to outstanding schooling and excellent network connections. Farnham is a historic



former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Farnham train station is within walking distance from the property and provides direct access to London Waterloo in approximately 1 hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band C

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

