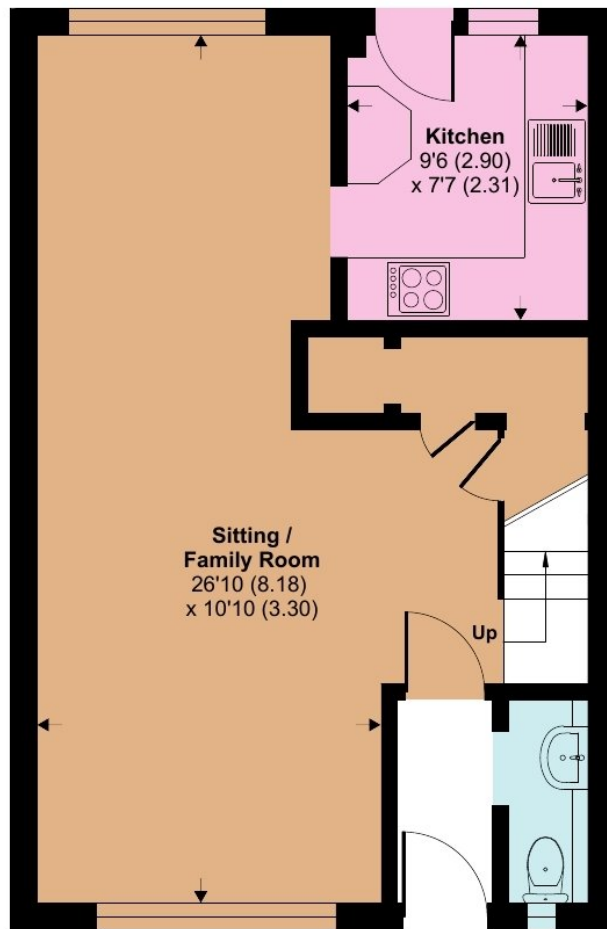
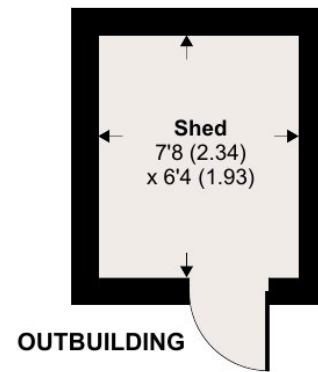
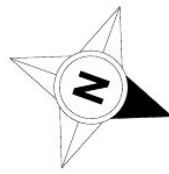
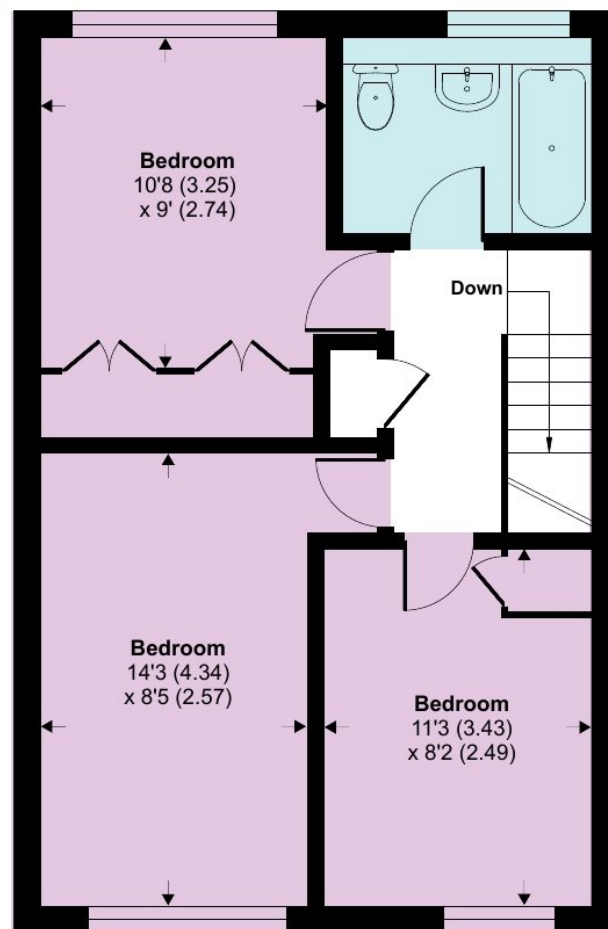


# Barrie Road, GU9

Approximate Area = 948 sq ft / 88 sq m  
Outbuilding = 49 sq ft / 4.6 sq m  
Total = 997 sq ft / 92.6 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## Barrie Road, Farnham, Surrey, GU9

Guide Price £300,000

This property provides generous living accommodation and comes to the market with no onward chain.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

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**Winkworth**



**ACCOMMODATION**

- Large sitting room
- Three bedrooms
- Downstairs cloakroom
- Parking
- Private garden
- No onward chain
- Close to nearby amenities

**DESCRIPTION**

This property is located within a short distance to Farnham and comes to the market with no onward chain.

The property is accessed via an integrated porch and the ground floor comprises open plan sitting room/dining area, kitchen/breakfast room with patio door to rear garden, downstairs cloakroom, and large storage cupboard underneath the stairs.

The first floor has three double bedrooms, all with built in wardrobes, a family bathroom and airing cupboard.

The property benefits from double glazing.

Outside there is a low maintenance private garden and there is a back gate that leads to the Resident's communal parking nearby. There is also the benefit of an outbuilding that is currently used for storage.



**LOCATION**

Barrie Road is located within the Sandy Hill Estate in North Farnham approximately 3.0 miles from The University of Creative Arts. The Stagecoach No 4 bus route connects with central Farnham and is a short walk from the bus stop to UCA. There is a Tesco's express is approximately 0.5 mile from the property.

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. Within the town is a train station providing direct access to London Waterloo in approximately the 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. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and cycling.

**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

