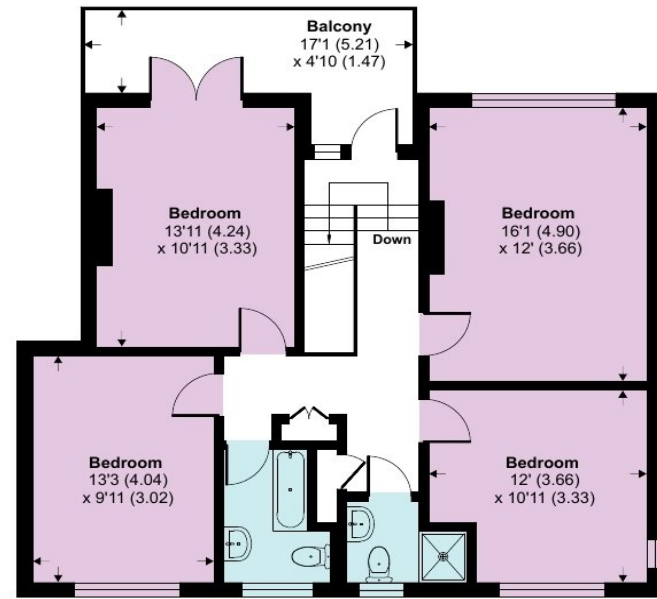
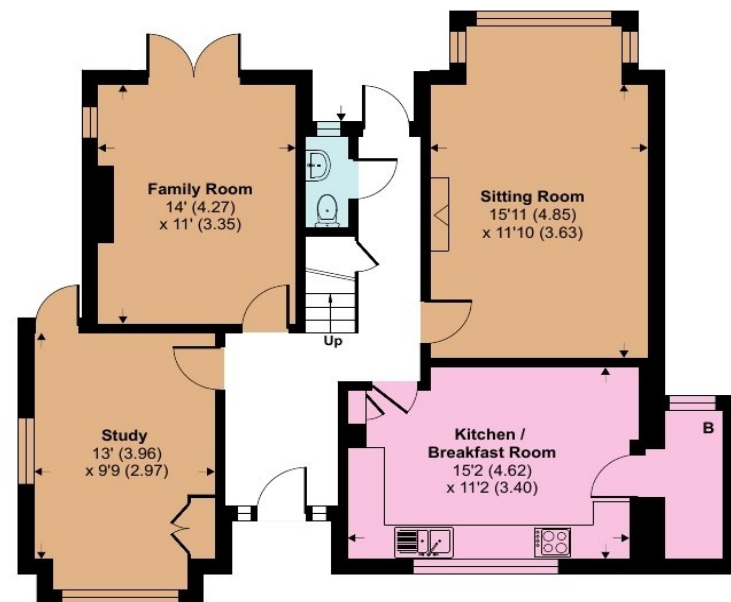


Morley Road, Farnham, GU9

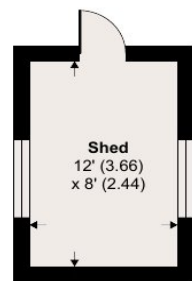
Approximate Area = 1734 sq ft / 161 sq m
 Outbuilding = 96 sq ft / 8.9 sq m
 Total = 1830 sq ft / 169.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Morley Road, Surrey, GU9

Guide Price £4,000 per month

With a prime South Farnham location, this charming, light and spacious detached 4 bedroom house is available to rent unfurnished from beginning of December 2023. EPC B

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1006955

Winkworth

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

Winkworth

Winkworth

ACCOMMODATION

- Sought after South Farnham prime location
- Walking distance to station, schools and town
- 4 Bedroom detached house
- 3 Reception rooms
- Neutral decor with stripped wood floors in most rooms
- Gated driveway parking
- Beautiful rear garden

DESCRIPTION

This superb detached family house is situated in a lovely South Farnham residential area.

The decor is neutral throughout and well-presented and maintained with most of the rooms having stripped wood floors.

The Sitting Room has a bay window overlooking the garden and a wood burning stove. The Dining Room has french doors leading out to the patio/ dining terrace. The reception room to the front of the property currently furnished as a study could also make an ideal playroom or TV room. Also to the front of the house the Kitchen/ Breakfast Room has a range of cream fitted base and wall units and an oven, hob, fridge/freezer and dishwasher are included appliances. There is space within the kitchen for a small table and chairs. A door leads to a handy utility room with access to the rear garden.

The principle bedroom is decorated to a very minimal style with wood floors, crisp white walls and a lovely view over the rear garden. A particularly charming second bedroom also has wood floors and also has a decorative fireplace and french doors to a roof terrace overlooking the rear garden. The two further bedrooms are carpeted, light and well proportioned.

OUTSIDE

To the front of the property is a gated gravel driveway with ample parking. To the rear is an enclosed lawned garden with patio and offers a light spacious area, yet with privacy due to being surrounded by well-established trees and shrubs.



LOCATION

The property is situated in this popular and convenient residential road 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.

SERVICES

All mains services connected

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these 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 particulars.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	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	