

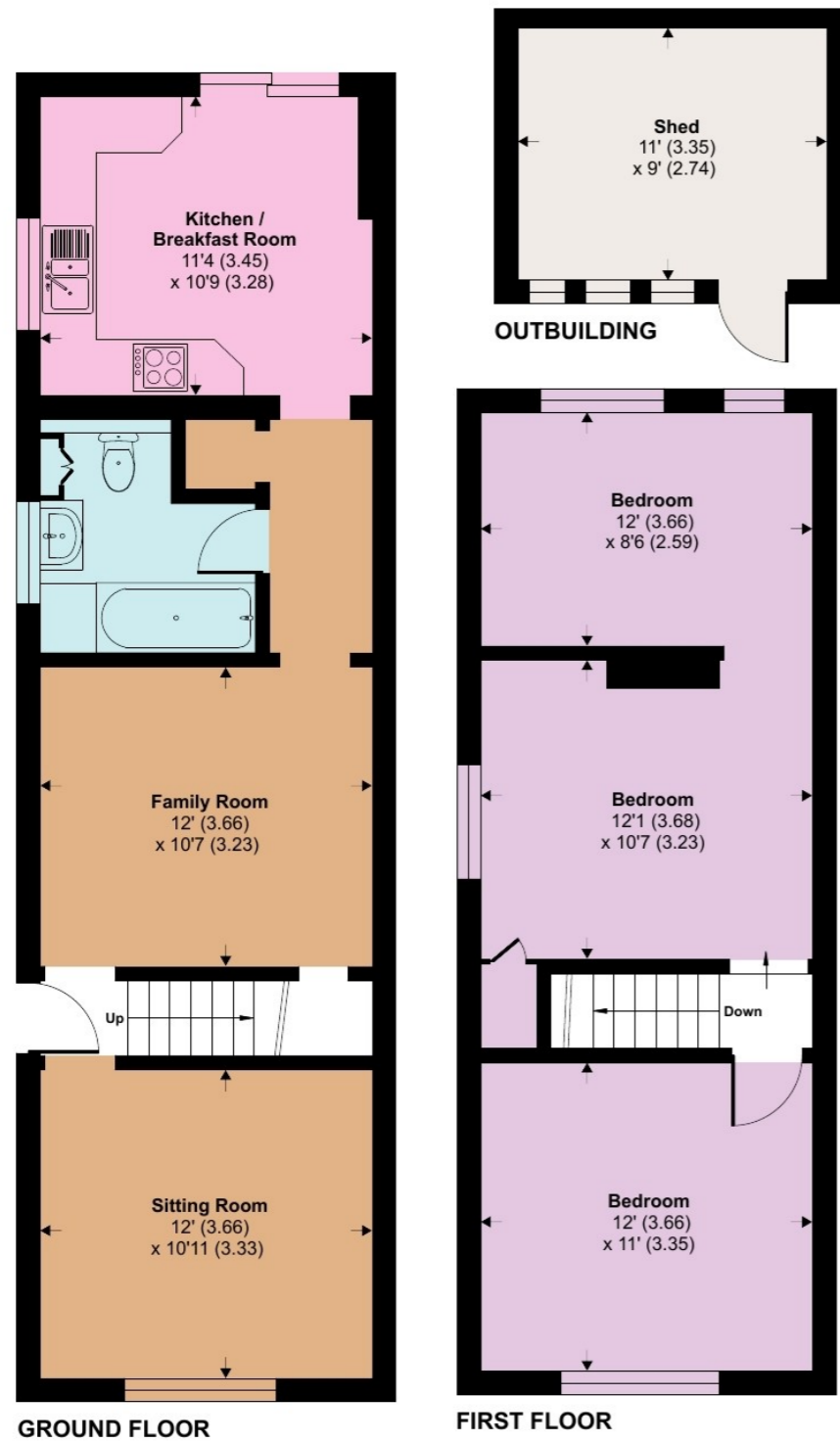
Greenfield Road, Farnham, GU9

Approximate Area = 944 sq ft / 87.7 sq m

Outbuilding = 99 sq ft / 9.1 sq m

Total = 1043 sq ft / 96.8 sq m

For identification only - Not to scale



GREENFIELD ROAD, FARNHAM, SURREY, GU9

Guide Price £475,000

This property is conveniently located in this popular South Farnham residential area close to excellent transport links and schools.

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ACCOMMODATION

- In need of modernisation
- Kitchen/breakfast room
- Two reception rooms
- Three double bedrooms
- Large south facing garden
- Far reaching views
- Driveway
- Close proximity to Weydon Academy

DESCRIPTION

A red brick semi-detached house situated in a convenient residential area, towards the southern side of Farnham, in close proximity to Weydon Academy.

The property comprises inviting entrance dining/family hallway with feature fireplace, fully fitted kitchen/breakfast room with sliding doors to rear, front aspect sitting room, downstairs family bathroom and understairs storage.

Upstairs the first floor consists of three double bedrooms.

Outside
The property benefits from ample off street driveway parking, a large patio, south facing rear garden that is mainly laid to lawn, and a garden shed.



LOCATION

The property is situated in a residential road in the South Farnham area close to Wreclesham 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 | Tax Band D

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		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	