

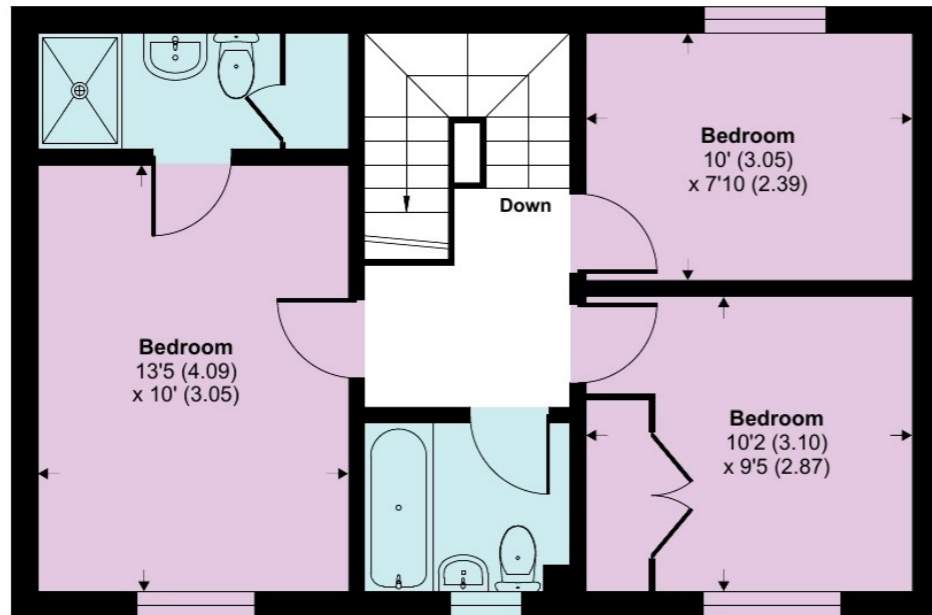
# Cascade Way, Farnham, GU9

Approximate Area = 978 sq ft / 90.8 sq m

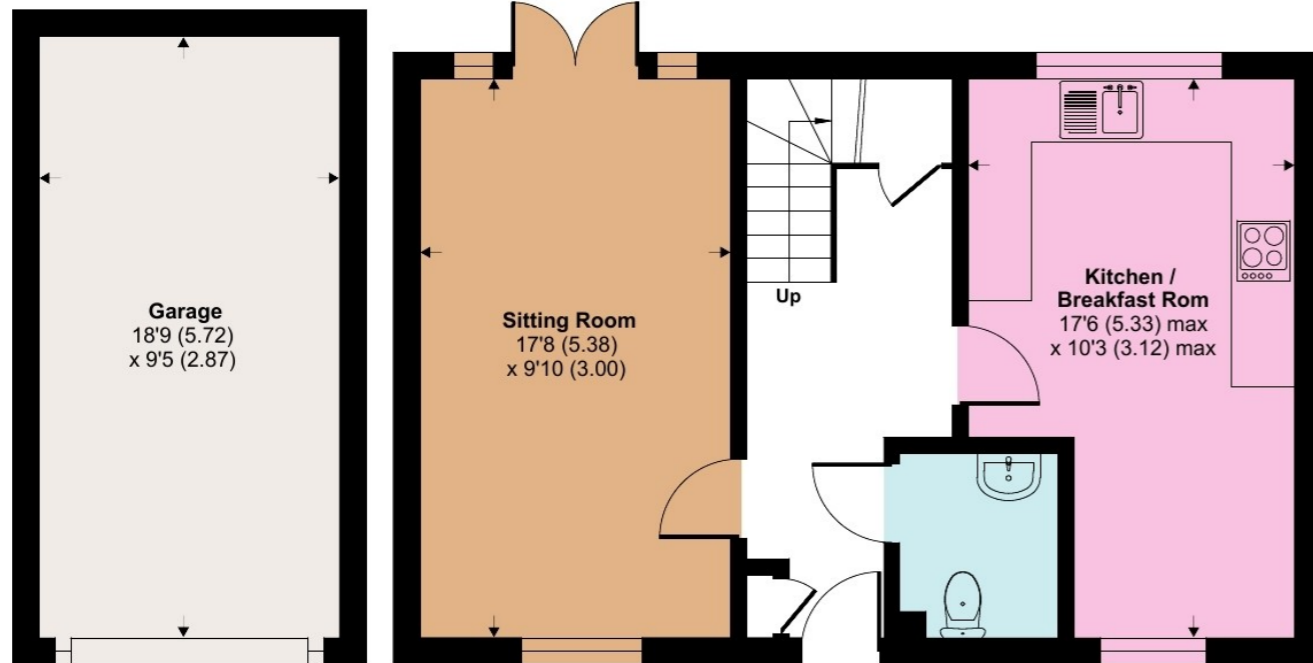
Garage = 181 sq ft / 16.8 sq m

Total = 1159 sq ft / 107.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## CASCADE WAY, FARNHAM, GU9

Guide Price £750,000

A family home built in 2019, presented in excellent condition in a quiet cul de sac position, within immediate proximity to Farnham town centre.

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

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**Winkworth**



**ACCOMMODATION**

- Exclusive detached home
- Open plan kitchen/breakfast room
- Principal bedroom with en suite
- Two further double bedrooms
- Walking distance to Farnham town
- Immediate proximity to countryside walks
- South facing garden
- Garage
- Private cul-de-sac
- No onward chain

**DESCRIPTION**

An extremely well presented and modern three bedroom detached family home, located in the heart of the town centre. Having been completed in 2019, this home still has 5 years left on the NHBC warranty.

The property comes to market in excellent condition and is positioned in a quiet cul de sac that is within walking distance of Farnham town.

Ground floor accommodation comprises wide and inviting entrance hallway, fully fitted double aspect open plan kitchen/breakfast room with integrated appliances, large sitting room with French doors to rear garden, under stairs storage and downstairs cloakroom.

Upstairs there is a principal bedroom with en suite shower room, two further double bedrooms, one with built in wardrobes, family bathroom and large landing area.

Outside the rear garden is private and mainly laid to lawn. The garden provides the next homeowner with a blank canvass to stock shrubbery



and plants and has the benefit of facing in a southerly direction and there is a small patio, courtyard area, decking, and gated side access. To the front, there is a tarmac driveway and single garage.

**LOCATION**

The property is situated in the heart of Farnham town centre, tucked away from busy main roads in a quiet cul-de-sac, in an extremely sought-after and convenient location, being under 10 minutes' walk from Waitrose and only 1 mile from the mainline station.

Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. 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.

**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. 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+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	