

Bourne

ESTATE AGENTS



Guildford Road, Farnham, Surrey

Price Guide £325,000

Guildford Road, Farnham, Surrey

Located within easy reach of Farnham town centre and Farnham Park an attractive two double bedroom end of terrace period cottage offering well presented accommodation, many period features and potential to extend STPP.

The part glazed wooden front door opens into the light and airy living room which features exposed wood floorboards and fabulous exposed brick fireplace with wood burning stove. This leads through to the rear aspect kitchen/breakfast room with space for a good-sized table and ample cupboards and units with slate flooring. A stairway leads down to the cellar, which makes for ideal storage or a hobby room though height is restricted.

From the kitchen there is an inner lobby with door to outside as well as to the bathroom with modern white three-piece suite and vaulted ceiling.

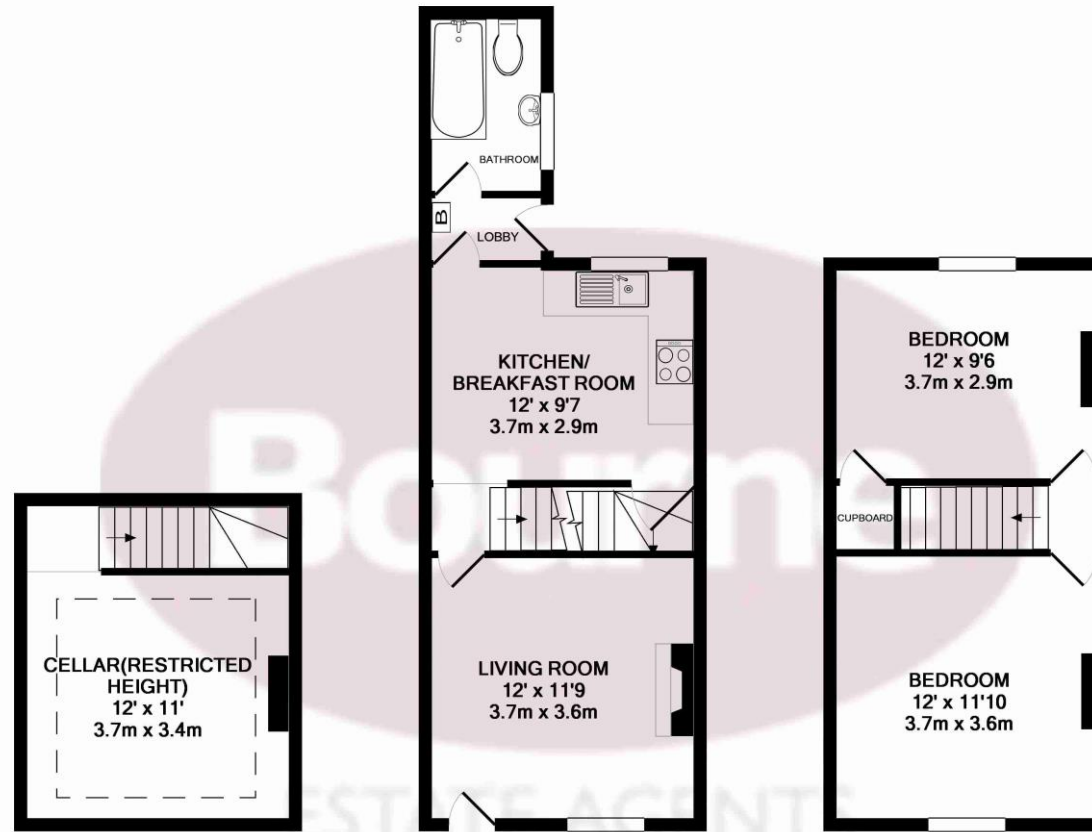
On the first floor there are two double bedrooms, both with exposed wood floorboards and wood panelled doors.

Outside there is a small planted area to the front, side access and approx 65 ft private rear garden enclosed by panel fencing. A patio seating area adjoins the property and steps up to the lawned garden. There is a flower and shrub border and two timber garden sheds.

- Two double bedrooms
- Living room
- Cellar
- Kitchen/breakfast room
- Modern bathroom
- Double glazing
- Gas heating to radiators
- 65' Private garden
- Close to town centre and railway station
- ¼ mile to Farnham Park



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 166 SQ.FT.
(15.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.6 SQ.M.)

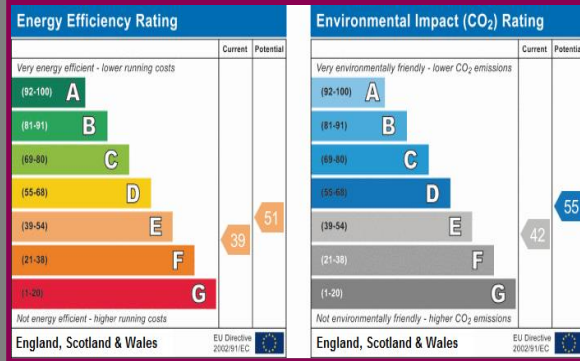
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

Guildford Road is ideally situated on the edge of the Georgian town centre of Farnham just 1/4 mile from the park and within walking distance of the railway station. The town offers comprehensive shopping facilities together with well-regarded schools, cultural and leisure pursuits. Farnham mainline station serves London Waterloo within the hour. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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