



ESTATE AGENTS



Park Row, Farnham, Surrey

Price Guide £1,050,000

# Park Row, Farnham, Surrey

Stepping into the entrance hall, you're greeted by an inner reception room boasting clever storage solutions and access to a cellar offering ample storage space, along with a convenient guest WC. A herringbone-patterned floor leads into the sitting room, featuring a traditional open fireplace with an attractive surround. The kitchen is a highlight, exquisitely fitted with bespoke modern cabinetry, integrated appliances, quartz worktops, a kitchen island, and adorned with a contemporary patterned tile floor flowing seamlessly into a dining area. Crittall glass doors flood the space with natural light and open onto a private terrace.

Ascending to the first floor, you'll find a versatile study or nursery, along with a bedroom complete with an en suite shower. Another bedroom is accessed via a captivating walk-through dressing area, leading to a characterful space with a pitched roof and exposed timber frames. Paddle stairs lead up and over one of the exposed beams, revealing a luxurious bathroom. The principal bedroom, situated on the second floor, offers generous proportions, built-in wardrobes, and an en suite shower room. Additionally, there's another shower room, and a paddle staircase leads up to a loft room, perfect for use as an office, TV den, or additional storage.

Convenient permit parking is available nearby on Castle Street.

Freehold  
Council tax band E

- Four Bedrooms
- Town House
- Grade II Listed
- Versatile Living
- Four Bathrooms
- Stylish Interiors
- Kitchen/Dining Room
- Permit Parking Available
- Courtyard Garden
- Central Farnham
- No Onward Chain



# Floorplan

## Park Row, Farnham

Approximate Gross Internal Area = 219.3 sq m / 2360 sq ft

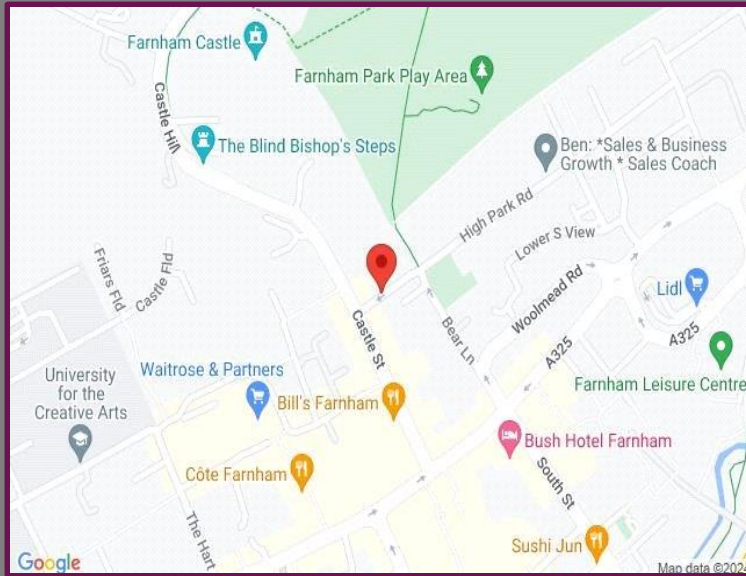


# Location

Set in the heart of Farnham Town offering an excellent choice of pubs, bars and restaurants, along with an extensive range of High Street, boutique and independent shopping and recreational facilities including a leisure centre, and a David Lloyd centre.

The town plays host to monthly and seasonal markets and the centrally located Malting Arts Centre offers theatre, film and crafts. Opening soon in Farnham is the new Brightwells yard development which includes a collection of shops, restaurants, cinema all within a piazza style setting.

Farnham's mainline train station (About 0.5 miles) provides trains to Guildford (from 24 minutes) and London Waterloo (from 53 minutes). The A31 provides swift access to the national motorway network.



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...

**FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD**

**Tel: 01252 723383 | Email: [sales@bourneestateagents.com](mailto:sales@bourneestateagents.com)**

**Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)**