



ESTATE AGENTS



Union Road, Farnham, Surrey

Price Guide £895,000

Union Road, Farnham, Surrey

This refurbished Victorian townhouse offers a harmonious blend of classic charm and modern convenience. Situated in the centre of Farnham Town, this property provides ample living space across its multiple levels, perfect for comfortable and adaptable family living.

Upon entry, there is a large bright foyer leading to a living room flooded with natural light. Adjacent to the living room is a dining area with separate access to the hallway.

The kitchen/breakfast room features updated appliances, plentiful cabinetry, a convenient downstairs toilet with utility space and access to the garden, via a rear door or bi-folded doors off the breakfast/dining area.

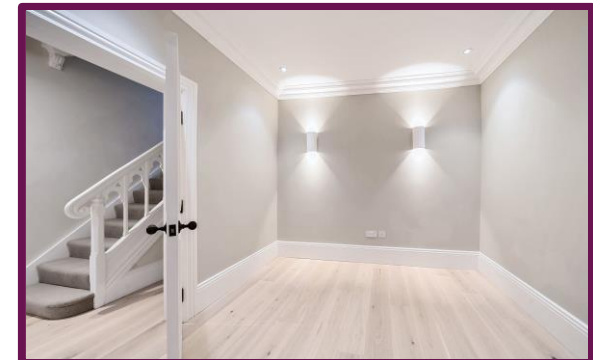
On the first floor there are two double bedrooms which share a well-appointed family bathroom, while the master bedroom boasts its own en-suite bathroom, both have underfloor heating.

The third floor offers two more double bedrooms, providing flexibility for various living arrangements.

Outside, a charming courtyard garden offers direct access to a large driveway to the rear providing convenient off-street parking for two cars. The property is also being offered to the market with no onward chain.

Freehold
Council tax band D

- Four Bedrooms
- Town Centre Location
- Driveway Parking
- No Onward Chain
- Tastefully Re-decorated
- En-Suite
- Utility Room
- Original Features
- Two Bathrooms



Floorplan

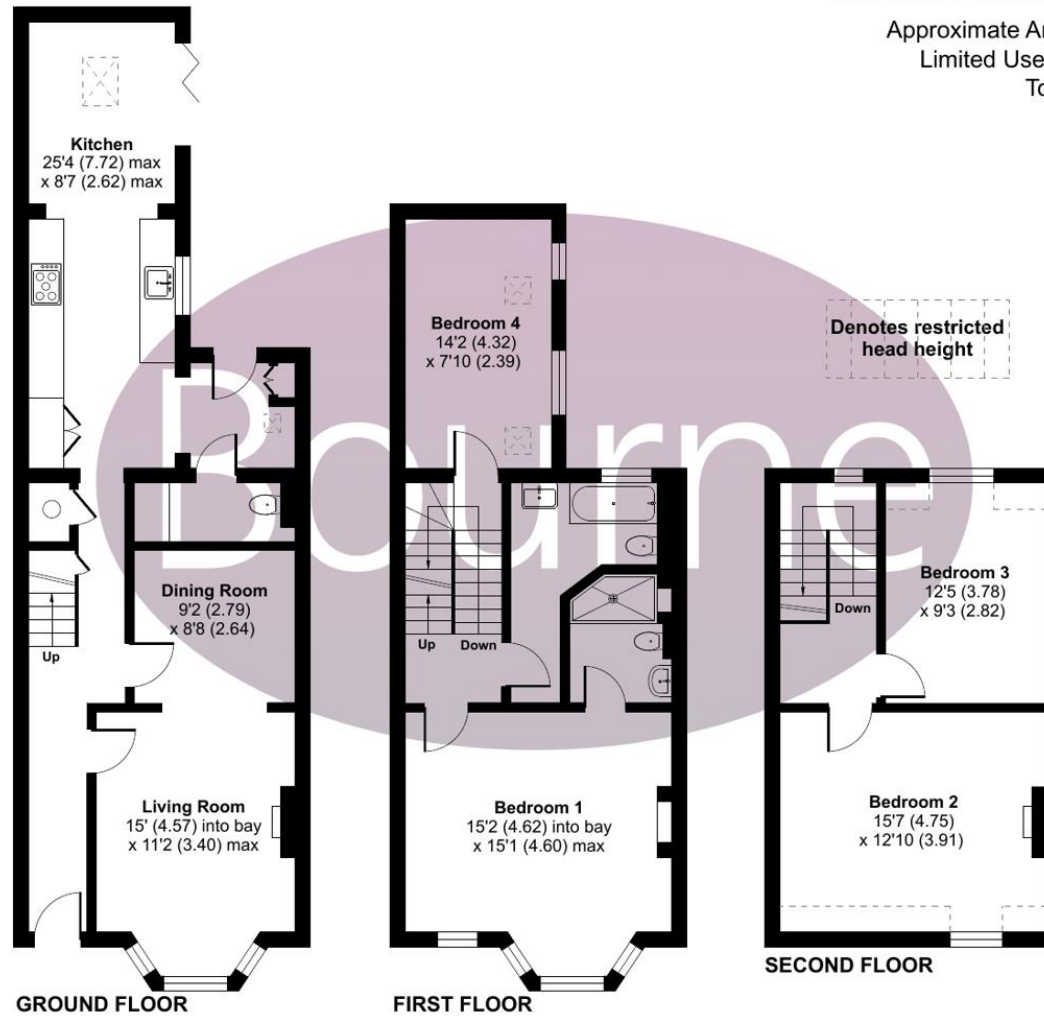
Union Road, Farnham, GU9

Approximate Area = 1552 sq ft / 144.1 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 1579 sq ft / 146.6 sq m

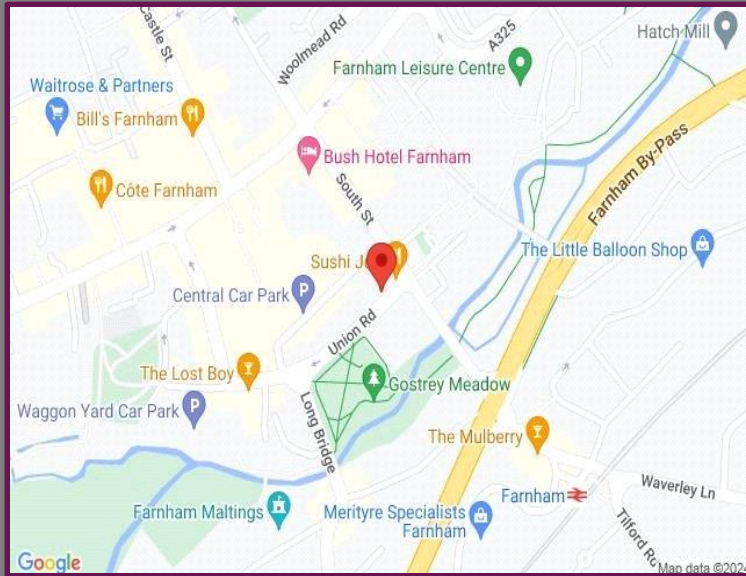
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1101314

Location

Union Road is in the heart of Farnham town centre and directly opposite the extremely popular Gostrey meadows. Farnham offers a superb variety of local and national shops along with a fantastic range of pubs, wine bars, cafes and restaurants. Farnham mainline station is a short walk away which offers direct links into London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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