



ESTATE AGENTS



Ridgway Road, Farnham, Surrey

Price Guide £875,000

Ridgway Road, Farnham, Surrey

An absolutely magnificent, halls adjoining five bedroom semi-detached period home that has under gone a great deal of refurbishment by the current owners with substantial and versatile accommodation approaching 2600 sq ft arranged over four floors in a prime south Farnham location, close to Farnham station.

To the ground floor the entrance hall leads through to the dining room, living room and further reception room. The bay fronted dining room and living rooms both have period fire places with open fires. The further reception room has fitted storage shelves and cupboard and French doors to the side garden. There is then a door and stairs that lead down to the basement which offers a great deal of potential to convert into further living accommodation. The refitted kitchen is towards the rear of the property which has a range of hand made cupboard and drawer units with integrated appliances, double eye level oven and granite work tops. There is tiled flooring that leads through to the utility room with Velux window and door into the cloakroom.

To the first floor there are three light and airy double bedrooms all of which have period fireplaces. There is also a shower room and a separate WC.

To the second floor there are two further double bedrooms both of which have feature fire places. There is also a spacious three piece bathroom with tiled flooring a period fire place.

The property retains many original features throughout that include refurbished sash windows, period fire places and picture rails.

Outside the private rear garden is mainly laid to lawn with a selection of shrubs and enclosed by panel fencing.

Outside to the front there is a shingle and stone driveway for approximately three vehicles.

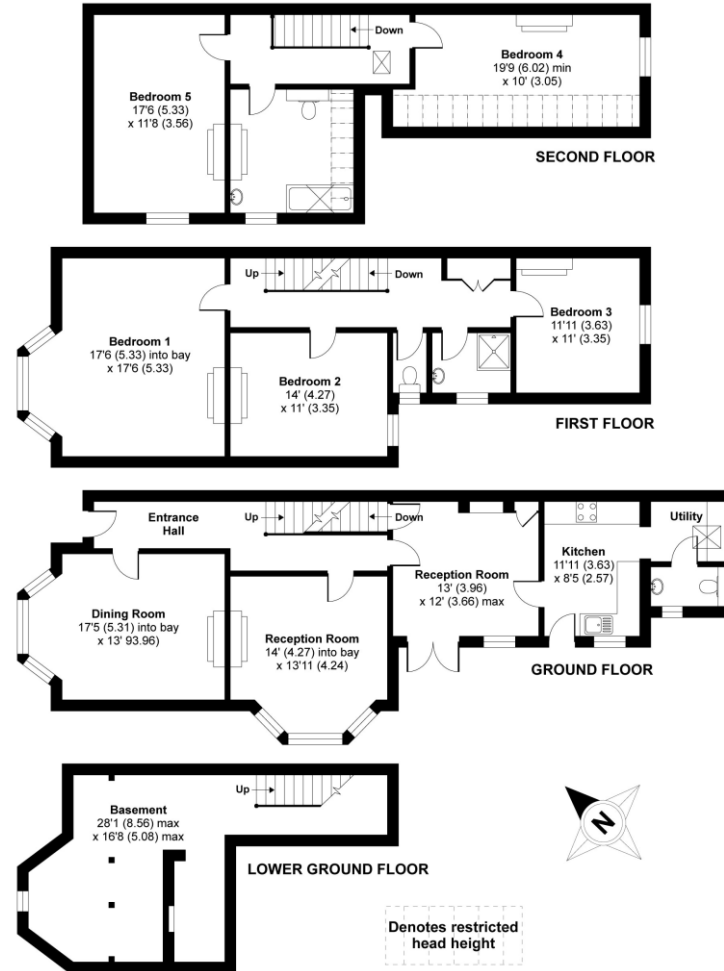
- Five bedrooms
- Entrance hall
- Bay fronted dining room
- Living room
- Reception room
- Refitted kitchen
- Utility room
- Cloakroom
- Basement
- Shower room & separate bathroom



Floor Plan

Ridgway Road, Farnham, GU9

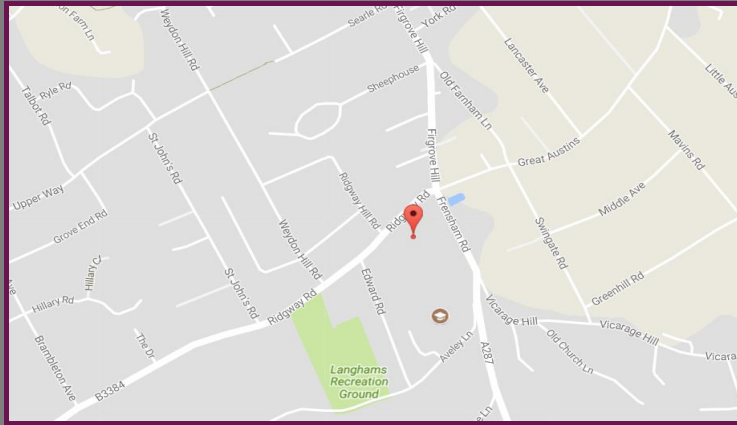
APPROX. GROSS INTERNAL FLOOR AREA 2593 SQ FT 240.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Location

Ridgway Road is a convenient location moments from local shops and within easy reach of highly reputable schools and Farnham town centre and train station.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs																															
Very environmentally friendly - lower CO ₂ emissions																															
<table border="1"> <tr><td>(92-100)</td><td>A</td></tr> <tr><td>(81-91)</td><td>B</td></tr> <tr><td>(69-80)</td><td>C</td></tr> <tr><td>(55-68)</td><td>D</td></tr> <tr><td>(39-54)</td><td>E</td></tr> <tr><td>(21-38)</td><td>F</td></tr> <tr><td>(1-20)</td><td>G</td></tr> </table>		(92-100)	A	(81-91)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G	<table border="1"> <tr><td>(92-100)</td><td>A</td></tr> <tr><td>(81-91)</td><td>B</td></tr> <tr><td>(69-80)</td><td>C</td></tr> <tr><td>(55-68)</td><td>D</td></tr> <tr><td>(39-54)</td><td>E</td></tr> <tr><td>(21-38)</td><td>F</td></tr> <tr><td>(1-20)</td><td>G</td></tr> </table>		(92-100)	A	(81-91)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G
(92-100)	A																														
(81-91)	B																														
(69-80)	C																														
(55-68)	D																														
(39-54)	E																														
(21-38)	F																														
(1-20)	G																														
(92-100)	A																														
(81-91)	B																														
(69-80)	C																														
(55-68)	D																														
(39-54)	E																														
(21-38)	F																														
(1-20)	G																														
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions																													
England, Scotland & Wales		England, Scotland & Wales																													
EU Directive 2002/91/EC		EU Directive 2002/91/EC																													
75		68																													
50		40																													



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 Office: 29 Downing Street, Farnham, Surrey, GU9 7PD

Sales: 01252 723 383 | Lettings: 01252 722 883 | Web: www.Bourneestateagents.com

Email: sales@bourneestateagents.com | Lettings: lettings@bourneestateagents.com