



No. 2
Downing Street

2 Downing Street Farnham, Surrey GU9 7NX

Guide Price £599,950

A truly wonderful opportunity to buy an exquisite town house that forms part of this magical period building. This property has been meticulously refurbished to a fabulous standard and offers 3 bedrooms, master with en-suite shower room, further bathroom, gorgeous kitchen, grand drawing room, well equipped utility room and downstairs cloakroom. Outside the property there is a shared garden along with private parking and a garage.

Outside

Original front door with classic period fanlight through to:

Entrance Hall

Newly decorated and carpeted, personal front door through to:

Reception Hall

Solid oak flooring, ornate coving, radiator and paneled door through to:

Drawing Room

Superb double glazed wooden sash window with original shutters, radiator, original cupboard (concealing electrical meter and fuses), leaded light china display cabinet, central fireplace with carved wooden surround, storage cupboard, deep skirting boards, period dado, twin display niches with base cupboards, further radiator.

Utility

From Entrance Hall, door to four oak steps, leading to full utility and storage room that is an extension of the kitchen and offers additional space for appliances, equipped as follows:- shaped oak work surface with recessed stainless steel sink unit and swan neck mixer, range of cupboards beneath and recess for appliance, matching eye level cupboard, also cupboard concealing "Glow-Worm" gas boiler with wall mounted timer control, small pane window with cat flap, radiator, tiled flooring and door to:

Cloakroom

Concealed dual-flush system, "Xpelair" extractor fan, wash basin with monobloc mixer, upright chrome ladder radiator.

Kitchen

Beautifully fitted to high specification as follows:- formed oak worksurface with "Villeroy & Boch" ceramic sink with "grohe" swan neck boiling water mixer tap with range of cupboards beneath, incorporating fully integrated dishwasher, integrated "Neff" four ring gas hob with concealed "Elica" cooker hood and brushed steel oven beneath. A further range of soft close cupboards and drawers, tray storage, ceramic floor and wall tiling, recessed lighting, radiator, two side aspect double glazed windows.

First Floor Landing

Stairs to grand landing with original balustrade, radiator, recessed lighting and ornate palladium-style niche.

Master Bedroom

Front aspect double glazed sash windows, radiator, wardrobe cupboard and door to:

En-suite

Beautifully displayed with a feature natural brick wall relieved by high gloss porcelain wall tiling, built in mirror, recessed lighting and extractor. Wet room/shower area with glass screen and chrome fittings incorporating Monsoon head and hand held attachment, combination wash basin with monobloc mixer with soft close utility drawers beneath and close coupled dual flush WC, ceramic floor tiling, shaver point, upright chrome ladder radiator.

Bedroom Two

Fabulous arched top double glazed window, radiator.

Bedroom Three

Small loft inspection hatch, former fireplace (now display niche), small rear aspect double glazed window, Velux with exposed beams, radiator, recessed lighting.

Bathroom

Again with an exquisite area of exposed period brickwork, relieved by porcelain tiles. White suite comprising panel enclosed bath with glazed shower screen, mixer taps and chrome shower head, dual flush close coupled WC, wall hung wash basin with monobloc mixer, shaver point, chrome ladder radiator, ceramic floor tiling, recessed lighting.

Front Garden

A beautifully tended front garden with topiared box hedging, period flagstone walkway to front door, retained by lovely wrought iron fencing.

Rear Garden

The rear of the property is approached via tarmac driveway leading to beautifully tended areas of communal garden, which are predominantly lawned with mature shrubs and enjoy a lovely period wall on the western boundary.

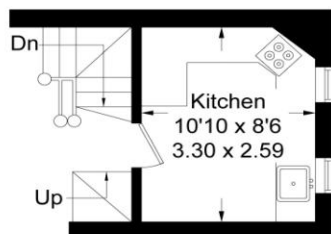
Parking and Garage

The driveway leads down to a residents parking area of which the property has a personal parking space, also to a battery of garages and this property owns the third garage from the beginning which has an up and over door, light and power.

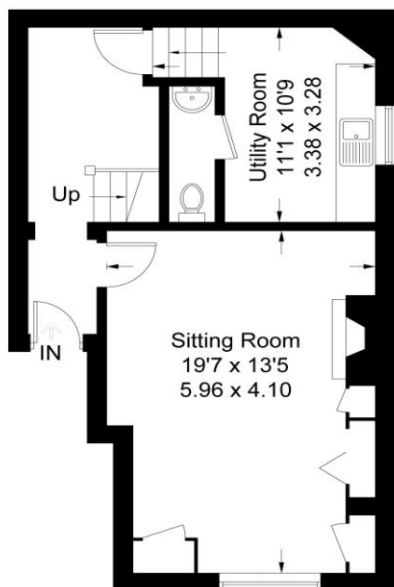
Directions

From our offices in Downing Street, proceed on foot in a southerly direction, bearing left at the end, whereupon the property will be found on the right hand side next to Loch Fyne.

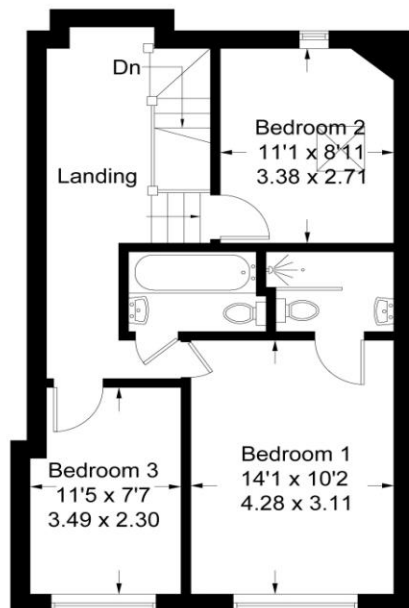




Mid Floor
94 sq ft / 8.7 sq m



Ground Floor
466 sq ft / 43.3 sq m



First Floor
539 sq ft / 50.1 sq m

Approximate Gross Internal Area = 1099 sq ft / 102.1 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID266347)

Energy Performance Certificate



2, Downing Street, FARNHAM, GU9 7NX

Dwelling type: Enclosed end-terrace house Reference number: 0336-2834-7261-9626-2235
Date of assessment: 24 June 2018 Type of assessment: RdSAP, existing dwelling
Date of certificate: 28 June 2018 Total floor area: 103 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

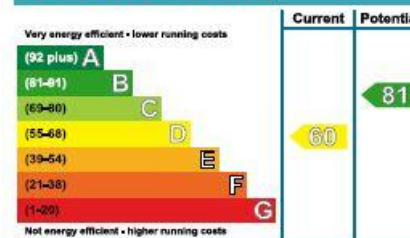
Estimated energy costs of dwelling for 3 years:	£ 3,462
Over 3 years you could save	£ 1,161

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	
Heating	£ 2,892 over 3 years	£ 1,845 over 3 years	
Hot Water	£ 342 over 3 years	£ 228 over 3 years	
Totals	£ 3,462	£ 2,301	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 945	✓
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 99	✓
3 Solar water heating	£4,000 - £6,000	£ 114	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Viewing is by prior arrangement.
28b Downing Street, Farnham, Surrey GU9 7PD
Sales: 01252 715031 Lettings: 01252 719513
Email: farnham@wprhomes.co.uk
www.wprhomes.co.uk

warren
powell-richards



