

warren ■  
powell-richards

29 Bridgefield | £850,000

Farnham | Surrey | GU9 8AN



## 29 Bridgefield

Farnham, Surrey, GU9 8AN

£850,000 Freehold

- Farnham town centre 0.8 miles
- Farnham mainline train station to Waterloo approx 53 mins
- Guildford 10.3 miles
- A31 0.3 miles
- M3 9.8 miles

### A beautifully presented detached family home set in a sought after tree-lined road

- Walking distance to Farnham mainline station
- Lounge with open fireplace
- Large garden with a workshop and storeroom
- Refitted kitchen with pantry and a utility room
- Scope to extend (SSTP)

#### DESCRIPTION

An outstanding opportunity to acquire a beautifully presented detached family home set within one of Farnham's most sought after locations. The property itself offers a well proportioned layout, benefiting from four bedrooms, refitted kitchen with utility room, lounge with open fireplace and a separate dining room. Externally the property features well appointed front and rear gardens, driveway parking for two vehicles and a spacious store with separate workshop. In addition the house also offers scope to extend, subject to the usual planning permissions being granted. Walking distance from the property you will find Farnham's main line station along with the historic town centre, offering a variety of shops and restaurants. The property also sits within the catchment area for many of Farnham's excellent schooling options.



## LOCATION

Bridgefield is set on the southern side of Farnham, on a sought after tree lined road. The property is located within walking distance of the mainline station, town centre and local schooling.

Farnham's Georgian facaded town centre offers a superb variety of local and national shops along with a range of pubs, wine bars, cafes and restaurants. Farnham train station offers links into London Waterloo.

## DIRECTIONS

From Farnham town centre take South Street out of town crossing the A31 at the traffic lights. Proceed forward into Station Hill, taking the first left (before the railway line) into The Fairfield. Follow the Fairfield Round, which turns into Bridgefield and the property can be found shortly on the left hand side.

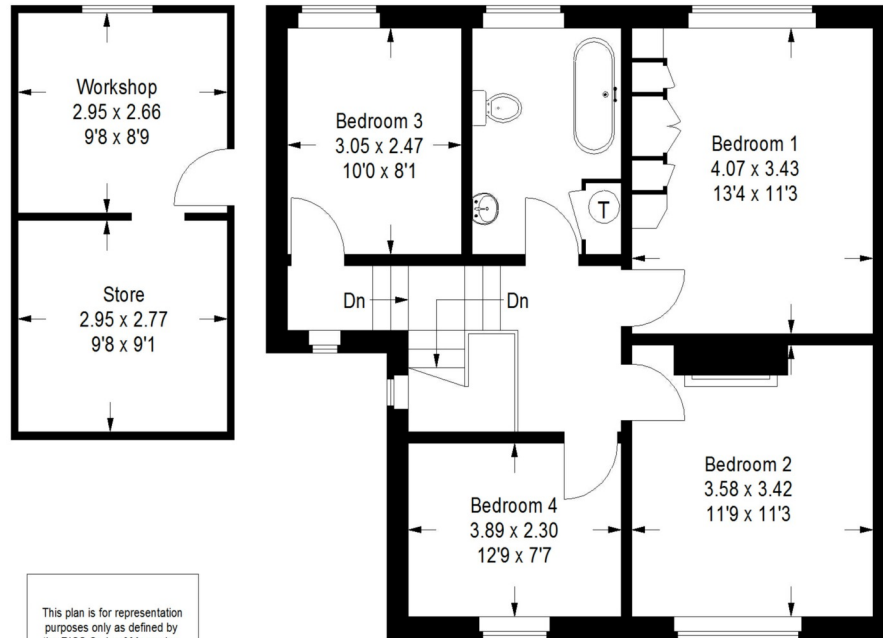
## COUNCIL TAX

Waverley Borough Council. Council Tax Band F (Correct at time of publication and is subject to change following a council revaluation after a sale)

## SERVICES

Gas heating and mains services.





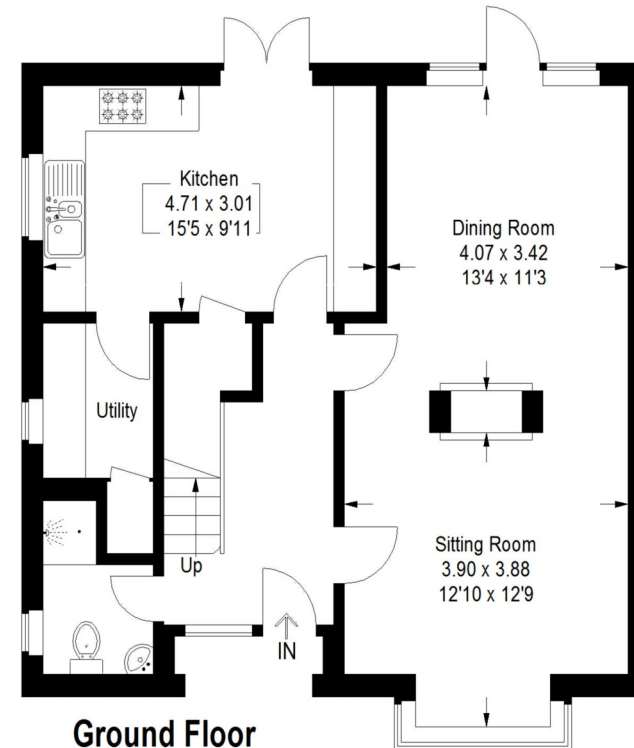
**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 64.4 sq m / 693 sq ft  
 First Floor = 57.9 sq m / 623 sq ft  
 Workshop / Store = 16.4 sq m / 176 sq ft  
 Total = 138.7 sq m / 1492 sq ft

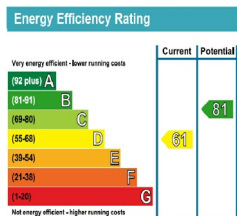


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## Bridgefield, Farnham



**Ground Floor**



Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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