



2, Sandford Lodge

39A West Street | | Farnham | GU9 7DX

Asking Price £498,950

Waterford's W
Residential Sales & Lettings

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Farnham | GU9 7DX
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Offered to the market with no onward chain complications is this beautiful character town house presented in excellent condition throughout.

- No Onward Chain
- Town Centre Location
- 2 Double Bedrooms
- Large Living/Dining Room
- Stunning Character Town House
- Private Parking
- 2 Modern Bathrooms
- Council Tax Band; E Room

A stunning character town house in the heart of Farnham's Georgian town centre situated in a quiet private courtyard within a short walk of the town centre, mainline station and open countryside.

The property offers period features throughout such as high ceilings and sash windows. Accommodation comprises light and spacious double aspect living/dining room, beautifully



AVAILABLE TO
VIEW WITH
WATERFORDS

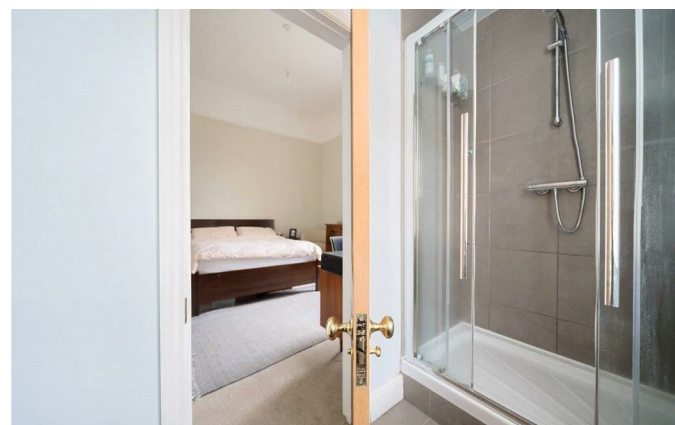
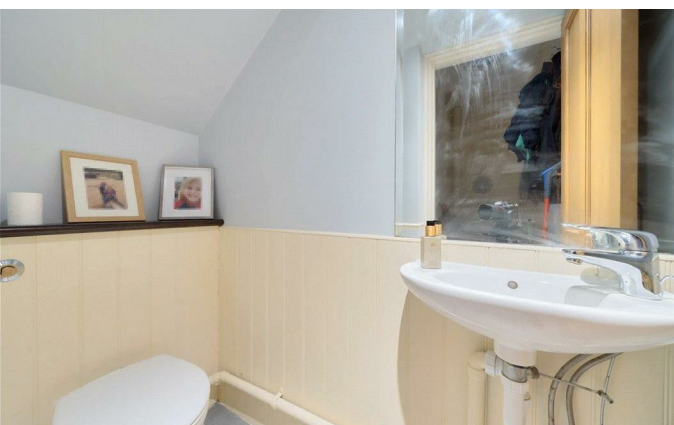
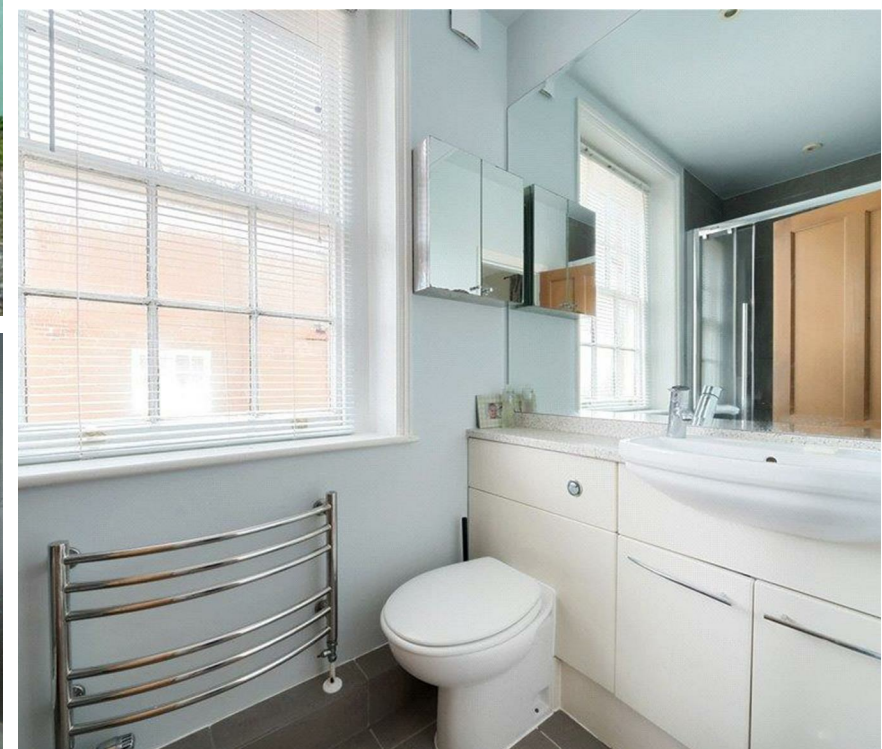


presented modern kitchen/breakfast room and cloakroom. Steps lead down to a third bedroom/study, a utility room and store room. To the first floor there are two double bedrooms, modern en-suite shower room and family bathroom. The main bedroom has stunning far reaching southerly views over the surrounding town and countryside.

Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the beauty of the home and surrounding areas.

Outside there is private parking space for one car and outdoor patio area for a bench, plant pots and BBQ. The property is also entitled for a high street parking permit allocated through the local authority. The cost of a parking permit is only £50 per year!

Located on Farnham High-street offering a comprehensive range of restaurants, bistros and cafes, as well as a wide range of shopping and recreational facilities. There is a main line station located less than a 20 minute walk which provides a service to London Waterloo within the hour. There is an excellent range of private and state schools in the area and many state schools offer transport from Farnham Centre. There is easy access to the A3



via the A31 leading to Guildford, the M25 and the national motorway network. Heathrow and Gatwick are easily accessible from this location. There are a variety of Golf Courses surrounding Farnham all within easy reach, as are wide tracks of countryside and National Trust Lands, providing excellent opportunities of walking, riding and country pursuits and activities.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





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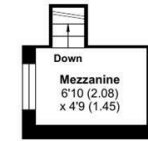
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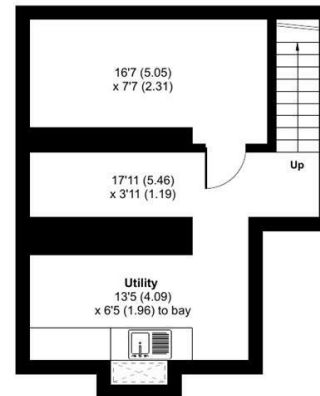
West Street, Farnham, Surrey, GU9

Approximate Area = 1258 sq ft / 116.8 sq m

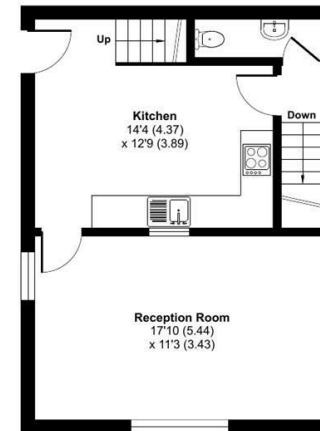
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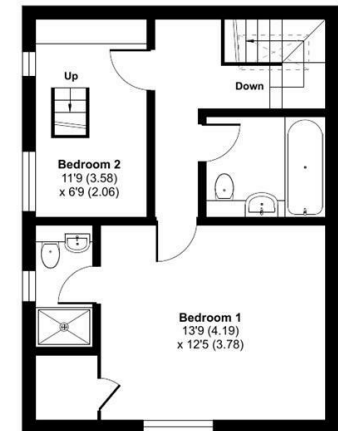
MEZZANINE



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rncocom 2024. Produced for Waterfords. REF: 1070468



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	60	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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