



44 Southern Way, Farnham, GU9 8DF

Price guide £450,000





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- Detached home in a sought-after Farnham setting
- Two flexible reception rooms: ideal for living, entertaining, or homeworking
- Private outdoor space: perfect for relaxing or light gardening
- Less than 5 minutes' walk to Farnham train station
- Three generous bedrooms
- Stylish, well-appointed family bathroom
- Off-street parking
- Surrounded by renowned independent shops, cafés, and green spaces

Step into this delightful detached residence discreetly nestled within one of Farnham's most vibrant enclaves—where independent shops, celebrated cafés, and scenic green spaces create a welcoming village feel, moments from the heart of town.

Boasting three well-proportioned bedrooms, this home adapts effortlessly to every chapter—from peaceful retreats to lively family living. The two versatile reception rooms invite both relaxed evenings by the fire and memorable gatherings with loved ones, while the thoughtfully appointed bathroom ensures everyday comfort.

The kitchen flows naturally into the garden, offering the perfect setting for morning coffee or al fresco suppers amid leafy privacy. With private parking, a practical layout, and sunlit living spaces, every detail is designed for comfort and ease.

Commuters and explorers alike will adore the location—Farnham train station is just a short stroll away, making London and Guildford easily accessible. At weekends, wander to artisan bakeries, discover parks alive with community spirit, or enjoy acclaimed local dining on your doorstep.

This is more than a house—it's a lifestyle waiting to be embraced. Arrange your viewing today and imagine your next chapter unfolding in this captivating Farnham home. No Onward Chain



Porch	
Lounge	14'3x10'5 (4.34mx3.18m)
Dining Room	9'2x8'3 (2.79mx2.51m)
Kitchen	9'1x7'9 (2.77mx2.36m)
Cloakroom	
Bedroom One	11'5x10'1 (3.48mx3.07m)
Bedroom Two	10'2x8'9 (3.10mx2.67m)
Bedroom Three	10'2x8'9 (3.10mx2.67m)
Bathroom	
Garage/Storage	
Outside	

The rear garden blends neat lawn with mature trees and soft planting, centred around a circular flower bed. A paved patio offers a simple, functional space—ideal for outdoor seating and bbq. Trellised fencing completes the sense of privacy and ease, and there is a side path with gate to the front.



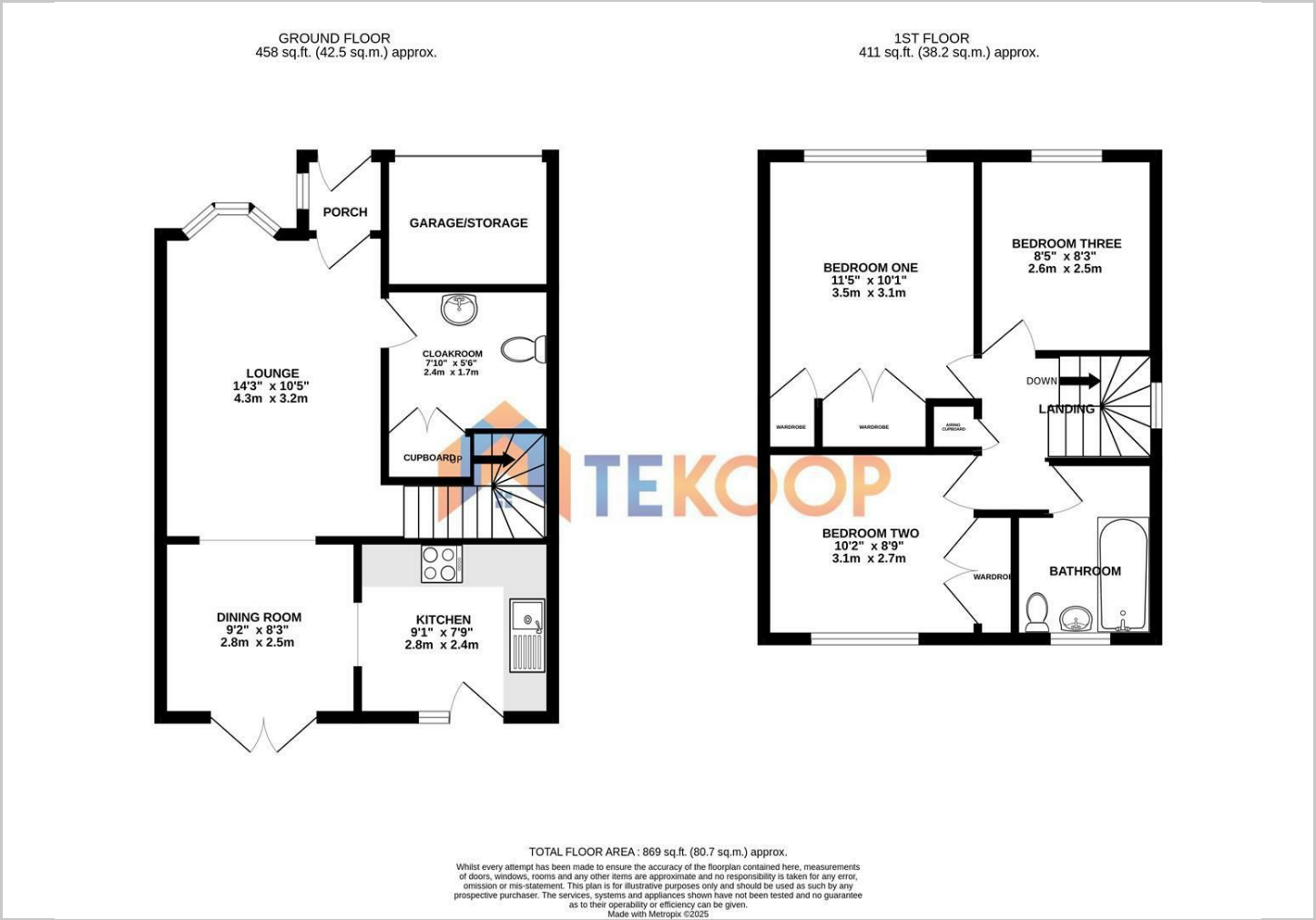
Directions

Try "WHAT THREE WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; [///backpacks.sweeping.poster](http://backpacks.sweeping.poster)

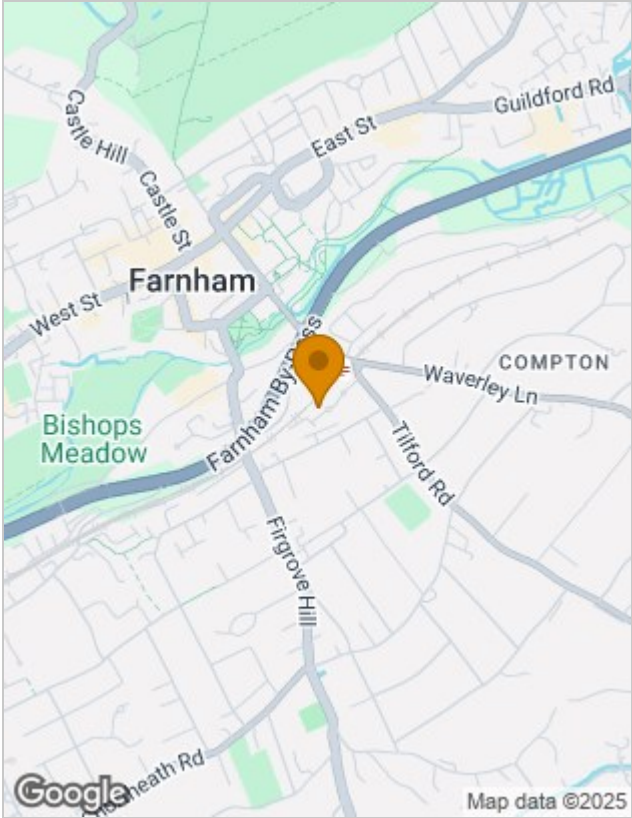




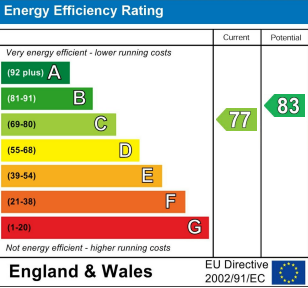
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.