



4 Tilford Road, Farnham

Surrey GU9 8DL

Guide Price £795,000

ANDREW LODGE

estate agents



4 Tilford Road

Farnham

A well positioned 3 bedroom chalet bungalow with no onward chain within close proximity to outstanding schools, the train station and the town centre.

- 3 bedroom chalet bungalow
- Convenient location close to local schools, Farnham train station and town centre
- Rear aspect living room overlooking the enclosed garden
- Fitted kitchen with a range of appliances, cupboards and worktop surfaces
- 2 ground floor double bedrooms, one currently used as a study
- Recently refurbished bathroom with fitted bath and separate shower
- First floor principal bedroom with en-suite cloakroom
- Enclosed rear garden, mainly laid to lawn with shrub borders
- Integral single garage with potential for conversion, subject to planning permission and building regulations approval
- Driveway parking for 2 vehicles



Situated in a convenient location, this three bedroom chalet bungalow offers well-balanced accommodation arranged over two floors, together with a private rear garden, driveway parking and an integral garage.

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The property is approached via a front porch, which opens into a welcoming entrance hallway. The rear-aspect living room enjoys views over the enclosed rear garden, creating a pleasant space in which to relax and unwind. The kitchen offers a range of fitted appliances, cupboards and worktop surfaces, with the added convenience of direct access to the garden.

The ground floor further benefits from two double bedrooms, one of which is currently utilised as a study, providing flexibility for those working from home or requiring additional guest accommodation. A recently refurbished bathroom completes the ground-floor accommodation and features both a fitted bath and a separate shower.

To the first floor, the principal bedroom benefits from an en-suite cloakroom comprising a WC and wash basin, providing a useful addition to the accommodation.

Outside, the enclosed rear garden is predominantly laid to lawn, complemented by established shrub borders. To the front, a driveway provides off-road parking for two vehicles, while the integral single garage offers useful storage and potential for conversion into additional accommodation, subject to the necessary planning permission and building regulations approval.

Offered to the market with no onward chain, this versatile home presents an excellent opportunity for buyers seeking a property in a convenient Farnham location, with scope to adapt the accommodation to suit their individual needs.





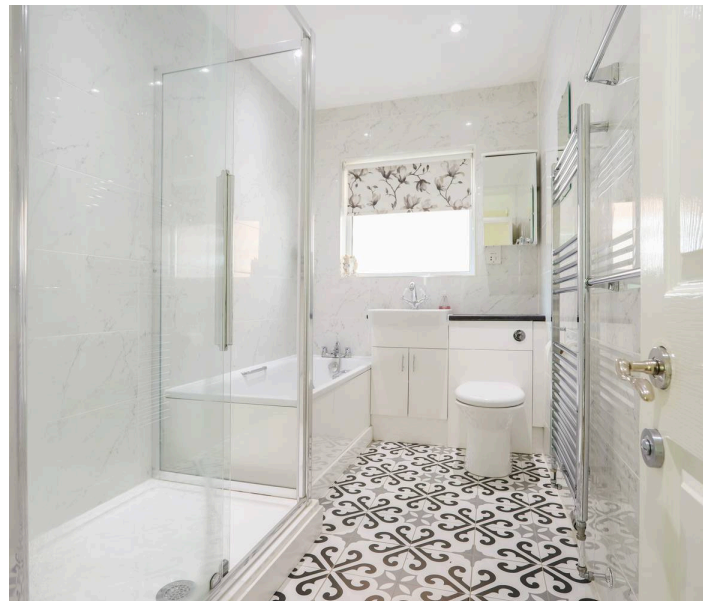
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General: Services - Mains water, electricity and drainage. Gas heating. / Local Authority - Waverley B. C., The Burys, Godalming GU7 1HR / Council Tax - Band E with an annual charge for the year ending 31.03.27 of £3,181.33. / Tenure - Freehold / EPC Rating - D / Mobile phone signal available, Ultrafast broadband (via Ofcom).

Situation: The property is situated to the south of Farnham in a prestigious and highly sought after location, within level walking distance of the mainline station and town centre. Excellent schools are close by including St Polycarp's Catholic Primary School, South Farnham School, Weydon Academy Secondary School, Edgeborough and Frensham Heights.

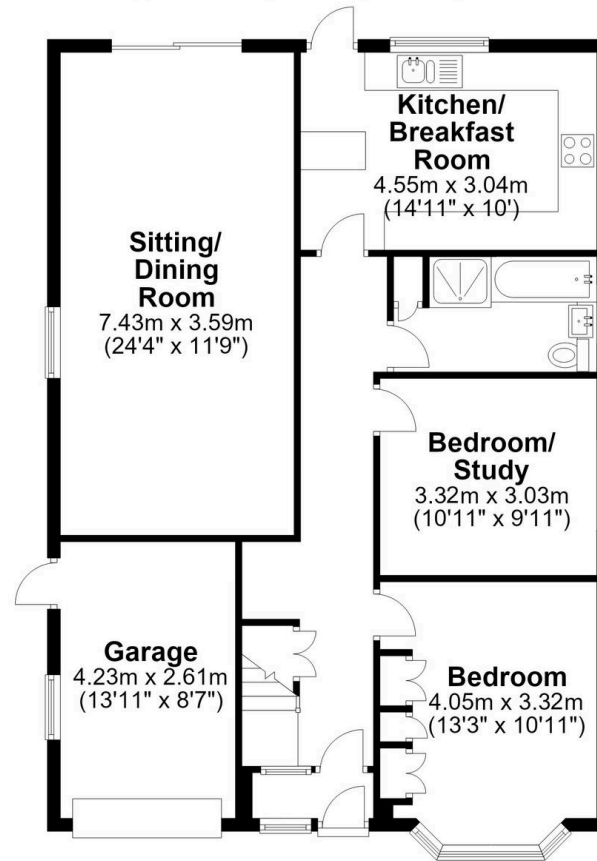
The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Leisure Centre, local rugby, football and tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking. The 6 screen REEL cinema has been a welcome addition to the new Brightwells Yard Development.



Tilford Road, Farnham, GU9 8DL

Ground Floor

Approx. 97.5 sq. metres (1049.2 sq. feet)

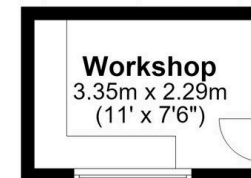


First Floor

Approx. 17.4 sq. metres (187.7 sq. feet)



(Not in position)



House area: approx. 103.9 sq. metres (1118.4 sq. feet)

Garage & Workshop area: approx. 18.7 sq. metres (201.3 sq. feet)

Total area: approx. 122.6 sq. metres (1319.7 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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Andrew Lodge Estate Agents

28A Downing Street – GU9 7PD

01252 717705 • info@andrewlodge.co.uk • andrewlodge.net/

Directions: Leave Farnham via South Street. At the traffic lights go straight across into Station Hill. Go over the railway crossing and bear right into Tilford where number 4 can be found on the right hand side.