



1a Three Stiles Road, Farnham

Surrey GU9 7DE

Guide Price **£595,000**

ANDREW LODGE

estate agents



1a Three Stiles Road

Farnham

A well maintained two bedroom detached bungalow offering comfortable and versatile accommodation together with exciting potential for further enhancement. No Onward Chain

- 2 double bedrooms
- Sitting/ dining room
- Kitchen
- Bathroom
- Cloakroom
- Scope for enlargement STPP
- South facing rear garden

Property Summary

Conveniently positioned for the town centre, this appealing detached bungalow represents a rare opportunity in a desirable residential location.



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Accommodation

The property is presented in good order throughout, whilst affording purchasers the opportunity to update and adapt to individual requirements. A boarded loft room approached via a pull-down ladder, offers excellent potential for conversion subject to the necessary planning permissions and building regulations.

Outside

Outside, the property benefits from driveway parking, an integral garage and a secluded south-facing rear garden designed for ease of maintenance whilst enjoying a pleasant degree of privacy.

General

Services - Mains water, electricity and drainage.
Gas central heating to radiators.

Local Authority - Waverley B.C., The Burys,
Godalming GU7 1HR 01483 523333.

Council Tax - Band E with an annual charge for the
year ending 31.03.26 of £3,032.60

Tenure - Freehold EPC rating - D

Mobile phone signal available. Ultrafast broadband
in the road (via Ofcom).





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Situation: The property occupies a convenient position, within a short distance of both the town centre and mainline station. The property is also close to miles of open countryside with superb country walks. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many cafes, restaurants and shops. There is a Sainsburys, Waitrose, leisure centre, REEL cinema and Farnham's historical deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, riding and cycling. There is an excellent choice of both state and private schools in the area including Potters Gate Primary School, St Andrew's Infant School, South Farnham School, Highfield South Farnham School, Weydon Secondary School, Frensham Heights and Edgeborough.



Location

Farnham town centre 3/4 mile. Mainline station 1.4 mile (Waterloo from 53 minutes)

A3 8 miles, A31 ¾ mile

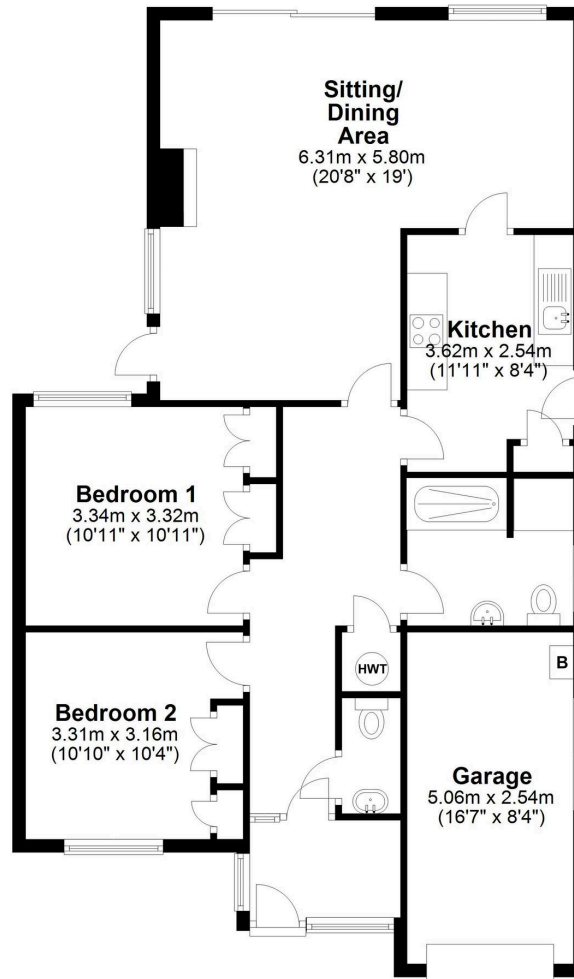
Guildford 10 miles, London 40 miles

(All distances and times are approximate)

Three Stiles Road, Farnham, GU9 7DE

Ground Floor

Approx. 100.1 sq. metres (1077.0 sq. feet)



House area: approx. 87.0 sq. metres (936.0 sq. feet)

Garage area: approx. 13.1 sq. metres (141.0 sq. feet)

Total area: approx. 100.1 sq. metres (1077.0 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.



Andrew Lodge Estate Agents

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Directions: Leave Farnham via West Street. At the Volkswagen garage turn right into Crondall Lane. Continue up Crondall Lane and turn right on the brow of the hill into Three Stiles Road, where 1a is situated along on the left hand side (5th property).