



West End Grove
Farnham, GU9 7EG

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£850,000 Freehold

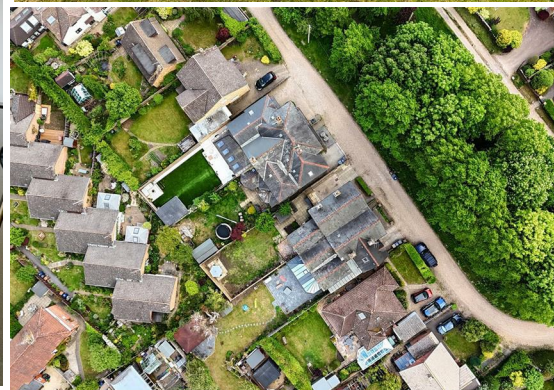


West End Grove

Farnham, GU9 7EG

- Traditional Edwardian Semi-Detached Residence
- Three Bedrooms
- Quiet Residential Cul-de-Sac
- Good Catchment Area for Several Schools
- Driveway Parking for Several Cars
- Large Rear Garden
- Planning Permission Granted for Rear Extension
- Many Original Features
- Transport links to London and the West Nearby
- Viewings by Appointment Only





West End Grove, Farnham is a quiet residential cul-de-sac located a short distance from both Farnham Town Centre and within a good school catchment area. It is an approximate 20 minute drive between the main transport A31 and M3 to London and the West.

This traditional Edwardian Semi-Detached Residence retains many traditional features including original fireplaces with mantels, banisters and skirtings. The property boasts three bedrooms, living and dining/reception rooms and a large kitchen/breakfast room. It has been tastefully updated and has the additional appeal that Planning Permission has been granted for further extension to the rear and side of the property to provide a larger kitchen/family room and extension to the third bedroom.



This lovely family home is approached from an unmade road and along a pathway through a paved front garden area or alternatively from the paved driveway, which provides parking for several vehicles, and through a side gate to the rear garden.

Enter the main door and into a hallway with stripped wood floor and ornate archway to find split level stairs with ornate balustrade rising to the first floor landing.

To the right, the impressive Living Room has a south-westerly aspect and large double-glazed sash windows to the bay matching the street scene of similar properties. This bright comfortable room has tall ceilings, original open fireplace and offers comfort and space. Adjacent, the Dining Room/Study adds to the flexibility of the accommodation, again with an original fireplace, and dual aspect windows.

Return to the hallway and a Cloakroom with washbasin and WC is concealed beneath the staircase.

On the first floor the spacious Main Bedroom has modern sash bay and secondary windows allowing maximum light ingress, and the room is provided privacy by a tree line opposite the house.

Bedrooms Two and Three have an outlook over the rear garden and are both spacious with ample room for double beds and freestanding bedroom furniture.

This lovely family home has, not only good, flexible accommodation, it has been granted planning permission for further extension:

<https://planning360.waverley.gov.uk:4443/planning/search-applications?civica.query.FullTextSearch=Gu97eg#DOC?DocNo=9264195>

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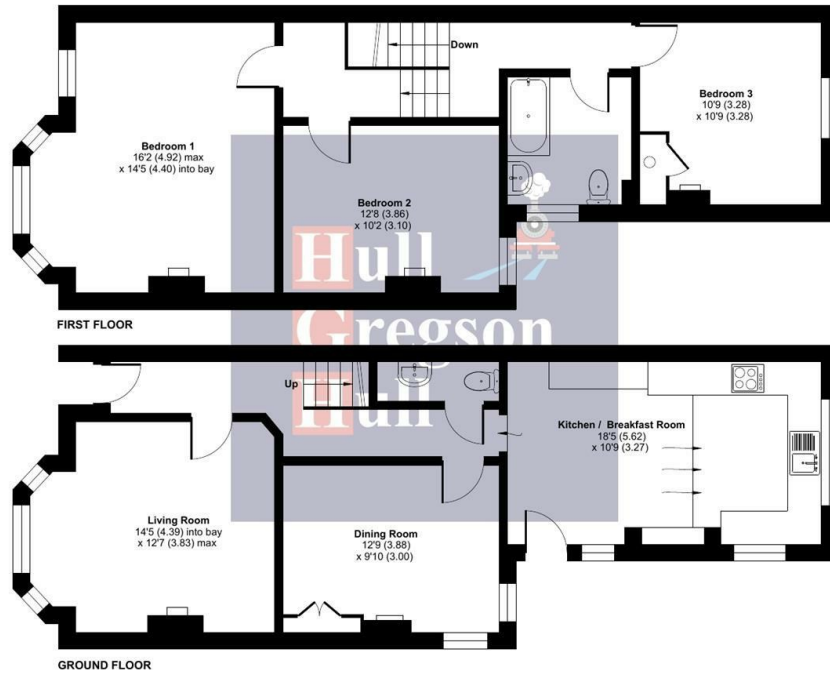
The Vendors are Suited and Viewings are Strictly by Appointment.



West End Grove, Farnham, GU9

Approximate Area = 1231 sq ft / 114.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrchecon 2026. Produced for Hull Gregson & Hull Ltd. REF: 1454374

Living Room 14'4" into bay x 12'6" max (4.39m into bay x 3.83 max)

Dining Room 12'8" x 9'10" (3.88m x 3.0m)

Kitchen/Breakfast Room 18'5" x 10'8" (5.62m x 3.27m)

Cloakroom

Bedroom One 16'1" max x 14'5" into bay (4.92m max x 4.4m into bay)

Bedroom Two 12'7" x 10'2" (3.86m x 3.1m)

Bedroom Three 10'9" x 10'9" (3.28m x 3.28m)

Bathroom

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: Semi-Detached House
- Property construction: Standard
- Tenure: Freehold
- Council Tax Band: E
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas Central Heating
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
- checker.ofcom.org.uk/

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