

11 Kingham Place, Farnham

Farnham

Guide Price **£775,000**

ANDREW LODGE

estate agents



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Farnham

A spaciously designed 3 bedroom semi detached property tucked away in the heart of the Georgian town centre.

- 3 bedrooms
- Family bathroom
- En-suite shower room
- Sitting/dining room
- Kitchen
- Cloakroom
- Parking space
- Private and communal gardens

Ground Floor: Comprises a fine living/dining area overlooking a beautiful garden. The room offers flexible living accommodation with access to the beautiful courtyard garden. There is ample space for large furniture. A storage cupboard is located under the stairs and there is also a large storage cupboard in the hall. Oak flooring throughout the hallway, kitchen and cloakroom.

The kitchen situated at the front of the house offers an excellent range of integrated appliances. There are a number of extremely useful wall and base level units and worktop surfaces and enjoys pleasant views over the private front courtyard. A downstairs cloakroom is located off the hallway with a WC, wash hand basin with cupboards and a tiled surround.



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First Floor: The first floor the property offers 3 bedrooms, one with an en-suite and a family bathroom, as well as a good sized shelved storage cupboard.

The front aspect master bedroom which is a good size holds fitted wardrobes and has its own en-suite shower room with a fitted shower, WC and wash hand basin.

Two further bedrooms, both rear aspect with the smaller making an ideal study to "work from home" with views over the rear garden.

The family bathroom comprises a fitted bath with shower head, a WC, a wash basin and tiled surrounds.

Flooring and electricity in the loft.

Outside

To the front: the property is greeted by a tranquil courtyard with shrub borders leading to the front entrance.

To the rear: The charming rear private garden has a paved patio area with mature flower beds with established shrub borders. There is also a summer house to the rear and gated access leading to the communal gardens.





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Communal garden: nestled in the heart of the town centre the large private communal garden benefits from well kept lawns, fruit trees and a view of St Andrew's church.

The property benefits from visitor parking and a dedicated parking space which is clearly marked with the number of the house. There is also a small brick built building which houses the communal waste bins.

General

Services - Mains water, electricity and drainage. Gas heating to radiators and gas hob. / Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333. / Council Tax - Band D with an annual charge for the year ending 31.03.26 of £2,481.23. / Tenure - Freehold. / Maintenance charges for communal areas: Circa £1,350 pa paid in two instalments six months in advance. / EPC rating - C. Mobile signal available. Superfast broadband (via Ofcom).

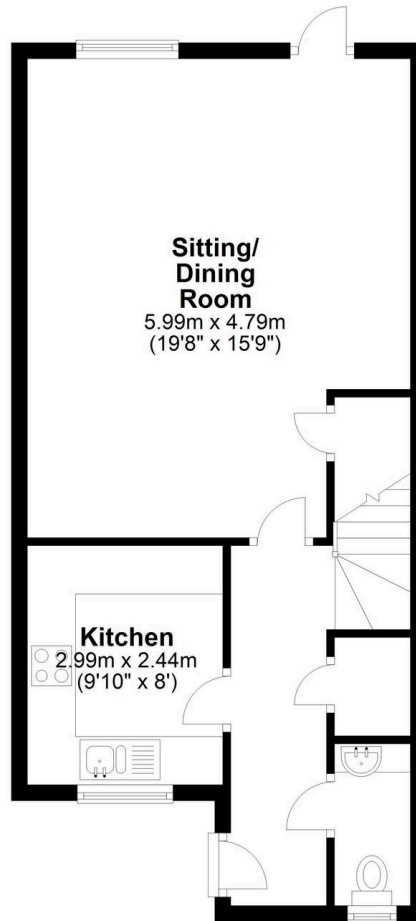


Directions: From our office, turn left at the top of Downing Street into West Street. Proceed for approximately 300 yards, where the entrance to Kingham Place is situated on your left hand side

Kingham Place, Farnham, GU9 7AR

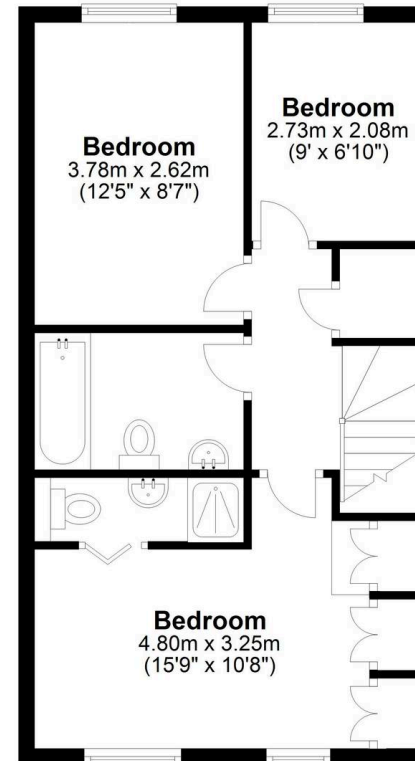
Ground Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 90.4 sq. metres (972.7 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

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