

45 Willow Way, Farnham

GU9 0NU

To Let £1900 pcm

ANDREW LODGE

estate agents







45 Willow Way

Farnham

A 3 bedroom end of terrace family home in a convenient location within walking distance of local schools. The property has recently been renovated to a high standard.

- 3 bedrooms
- Bathroom
- Separate WC
- Lounge
- Dining room
- Conservatory
- Kitchen
- Front & rear garden
- Garage

Ground Floor: The ground floor comprises front aspect living room leading onto the dining area with sliding doors onto the conservatory with rear aspect garden views. The kitchen provides a range of eye and base level units and new appliances which include Bosch cooker with extractor fan, Beko dishwasher, Beko washing machine and Beko fridge freezer.

First Floor: To the first floor are two generous size double bedrooms and one single bedroom. The main bedroom is front aspect and has two double fitted storages cupboards. The second bedroom enjoys views over the garden and the third single bedroom has a double fitted cupboard. The family bathroom provides a fitted bath with shower and separate W/C.

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Outside: The rear private enclosed garden is low maintenance and laid with artificial grass. There is a storage area to the side of the property and the property has rear and side access. In addition, there is a single garage in nearby block which is ideal for storage.

General: Services - All mains services. Gas central heating. / Local Authority - Waverley B C, The Burys, Godalming, Surrey GU7 1HR 01483 523333. / Council Tax - Band D with an annual charge for the year ending 31.03.27 of £2,602.91. / Miscellaneous - Double glazed throughout. / Tenure - Freehold. / EPC rating - D / Mobile phone signal available. Ultrafast broadband available.

Rental Information: Rent - £1900 / Security deposit - £2,192.00 / Holding deposit - £438.00 / Available from 20th December 2026 / Unfurnished

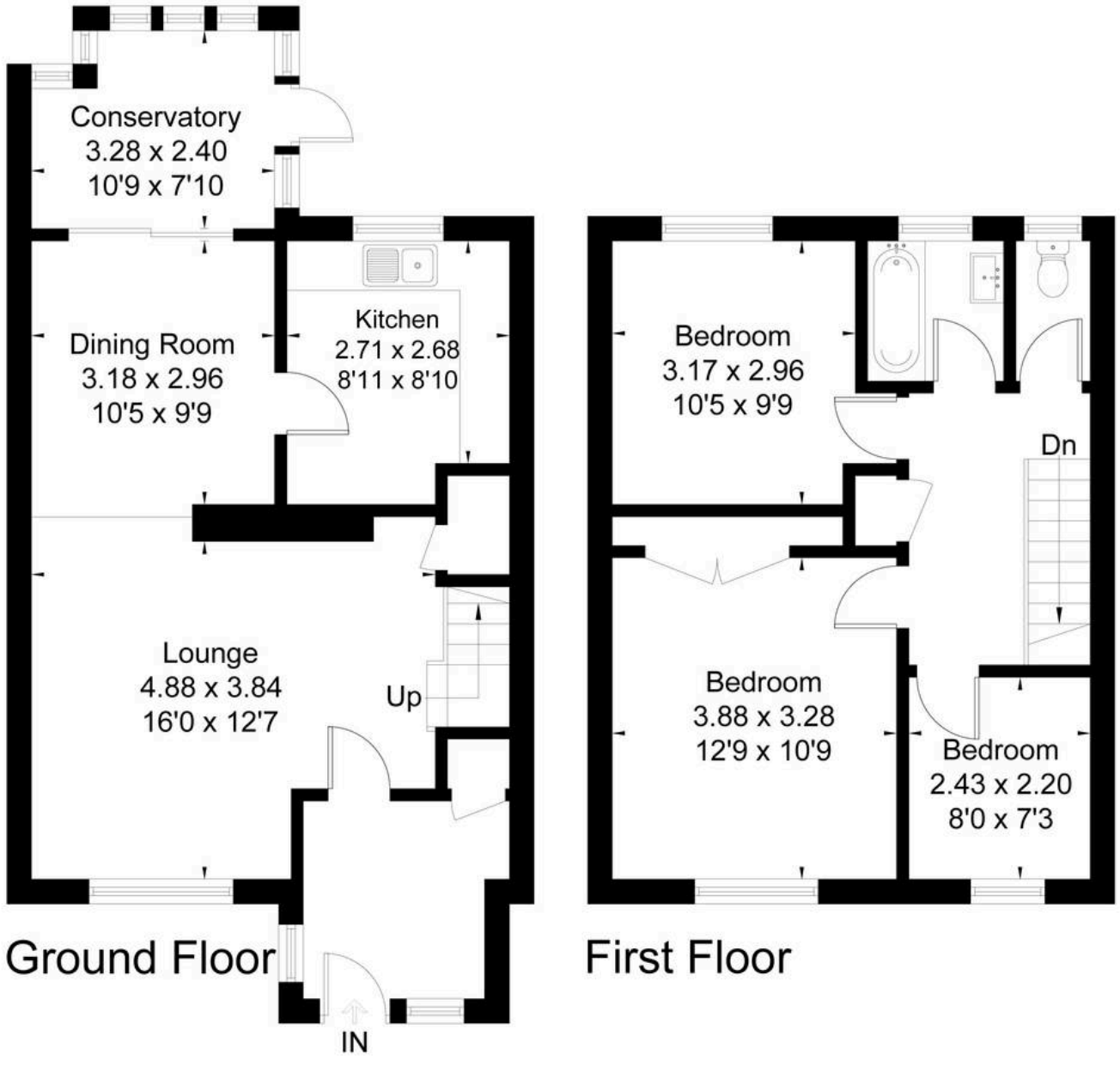
Situation: Situated in a pleasant cul-de-sac convenient to Farnham's historic deer park offering over 300 acres of beautiful open countryside, great for walking and cycling. Local amenities include a Tesco Express, veterinary surgery, hairdresser, choice of restaurants, public house and an active village hall and scout hut are within a short walk. The property is also a short drive from the Georgian town centre of Farnham offering a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants, Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football, Cricket and Tennis clubs. There is an excellent choice of both state and private schools in the area including Folly Hill, William Cobbett Primary School, All Hallows Catholic School, South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield.







Approximate Floor Area = 100.0 sq m / 1076 sq ft



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