
21 Southern Way, Farnham
Surrey GU9 8DF
Guide Price £250,000
ANDREW LODGE
estate agents







21 Southern Way

Farnham

Well-presented one-bedroom terraced house within walking distance of the station and town centre, featuring open-plan living, a low-maintenance front garden and two allocated parking spaces.

- Two allocated parking spaces
- Within close proximity to station and town centre
- Small low maintenance garden
- 1 Bedroom property

The ground floor comprises a spacious open-plan living and dining area, providing an inviting space for both relaxing and entertaining, alongside a neatly arranged kitchen with a practical layout. Upstairs, the property offers a comfortable double bedroom complemented by a bathroom.

Externally, the property benefits from two allocated parking spaces. It also has a small, low-maintenance front garden.

Combining well-arranged accommodation, the appeal of a house and excellent accessibility, this property presents an attractive opportunity for those seeking convenient living close to local amenities and transport links.

Ideally positioned within walking distance of both the railway station and town centre, this well-presented one-bedroom terraced house offers an excellent opportunity for first-time buyers, commuters and investors alike.

General: Services - Mains water, electricity and drainage. Gas heating. / Local Authority - Waverley B. C., The Burys, Godalming GU7 1HR / Council Tax - Band C with an annual charge for the year ending 31.03.27 of £2,313.70. / 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 highly sought after location, within 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.

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. Turn right into Southern Way and continue to the end of the development and the property can be found on the left.



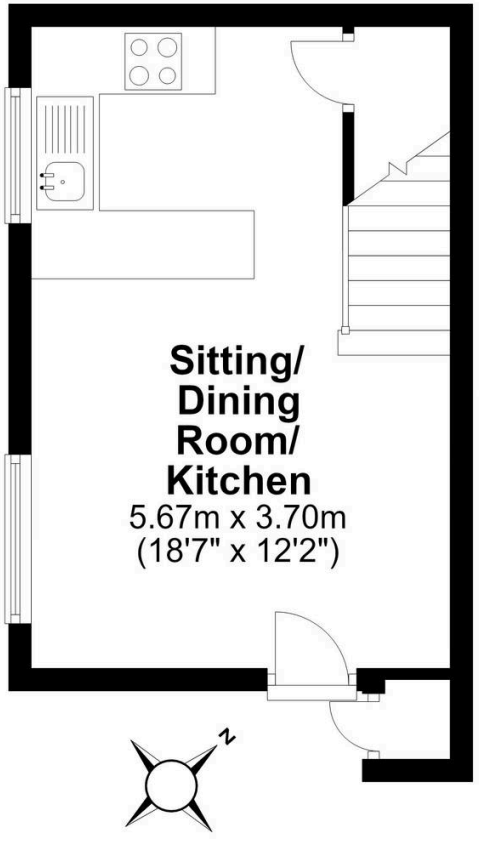




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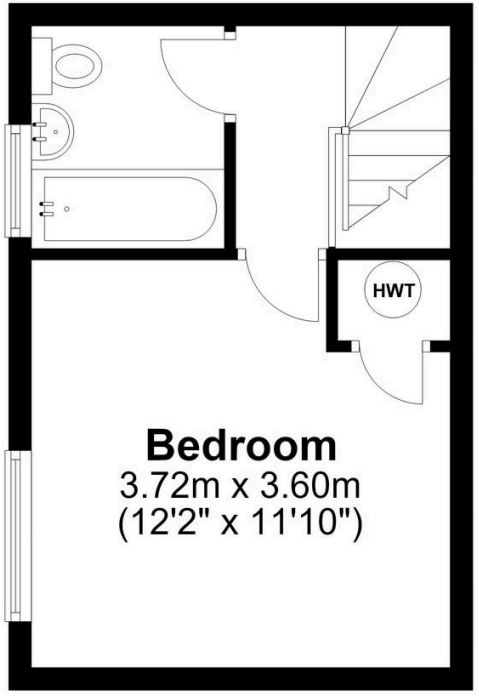
Ground Floor

Approx. 21.5 sq. metres (231.1 sq. feet)



First Floor

Approx. 21.0 sq. metres (226.1 sq. feet)



Total area: approx. 42.5 sq. metres (457.3 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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