



HANDSOME TOWN PROPERTY WITH PRIVATE GARDEN AND PARKING

2 WAVERLEY CLOSE, WAVERLEY LANE, FARNHAM

Freehold

savills

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Entrance porch ♦ open plan contemporary kitchen, living & dining room ♦ utility room, cloakroom ♦ sitting room ♦ master bedroom with en suite and dressing room ♦ 2 further bedrooms ♦ family bathroom ♦ walled garden ♦ parking

Situation

Farnham station 150 metres, Farnham town centre 0.5 miles (0.8km km), Guildford 11.2 miles (18.02 km), London 41.7 miles (67.10 km). All distances are approximate.

The house is situated in an excellent position only 150 metres from Farnham station. The Georgian town of Farnham has a superb balance of lifestyle and recreational facilities along with amenities. There is a variety of eateries including, Cote and Gail's Bakery, shopping and recreational facilities and different markets and events held throughout the year. The nearby county town of Guildford providing even greater variety.

Communications are excellent with the A31 providing easy access to the A3, M25 and the national motorway network as well as Heathrow, Gatwick and Southampton Airports. Farnham mainline station provides trains to London Waterloo (from 53 minutes).

There is a selection of schools in the area including; South Farnham School, St Polycarp's School, Weydon School, Edgeborough and Frensham Heights, whilst Farnham's Sixth Form College is also nearby.

There is wonderful countryside nearby including Farnham Park, Alice Holt Forest, Frensham Common (National Trust) and Frensham Great Pond providing excellent opportunities for walking, cycling and sailing. There is also a good range of golf courses in the area and racket sports at The Bourne Club.

Directions

From Farnham head south over the railway line and turn left on to Waverley Lane. After approximately 100 meters on the left hand side is a turning into Waverly Close, where the property has parking.

Description

2 Waverley Close is a handsome, redbrick property neatly tucked away on Waverley Lane, where there is a gate and pathway leading to the front of the property where the front porch entrance is. On entry to the house the quality of the finish is clear thanks to the high level specification completed by the present owners during the redevelopment.



The principle living area is an open plan kitchen and dining room where there is ample room for a sofa and tv area. The kitchen has been designed carefully, ensuring the very best use of space and the contemporary style is accompanied by Neff built in appliances and Silestone worktops and there is underfloor heating. This open plan area benefits from being south facing and therefore the large sash windows allow for great natural light in the room. The ground floor also comprises a utility room with rear outside access, cloakroom and additional sitting room with underfloor heating and log burner. The first floor accommodates the master bedroom with en suite shower and dressing room which have south west facing sash windows looking out to the garden. There are two additional bedrooms and a family bathroom.

Gardens and Grounds

The south west facing walled garden is mainly laid to lawn with a border of shrubs and there is a terrace area. To the rear of the property is parking space for 2 cars.

Tenure: Freehold

Services: Mains Gas, electricity, water and drainage.

Postal Address: 2 Waverley Close, Waverley Lane, Farnham, Surrey, GU9 8BE

Local Authority: Waverley Borough Council 01483 523333

Fixtures & Fittings

All fitted carpets are included. Certain curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

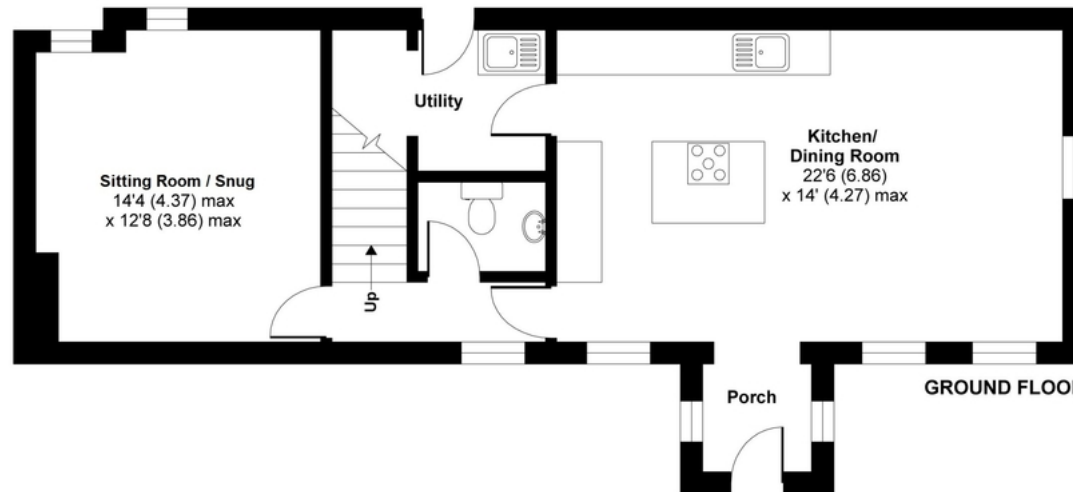
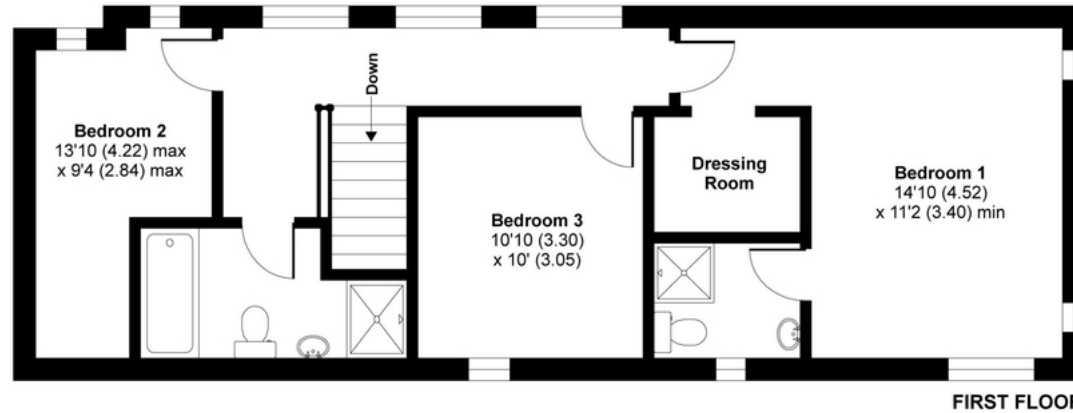
Viewing:

Strictly by appointment with Savills



Waverley Close, Waverley Lane, Farnham, GU9

APPROX. GROSS INTERNAL FLOOR AREA 1336 SQ FT 124.1 SQ METRES



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	