



**BRIGHT AND WELL-PRESENTED SEMI-DETACHED 4 BEDROOM HOME WITHIN
CLOSE PROXIMITY OF FARNHAM TOWN CENTRE**

11A WEST END GROVE, FARNHAM, SURREY

savills

BRIGHT AND WELL-PRESENTED SEMI-DETACHED 4 BEDROOM HOME WITHIN CLOSE PROXIMITY OF FARNHAM TOWN CENTRE

Entrance hall ♦ sitting room ♦ family room ♦ open plan kitchen/
dining room ♦ utility ♦ shower room ♦ master bedroom with
en suite shower room ♦ three further bedrooms ♦ family
bathroom ♦ summer house ♦ south west facing garden
and driveway parking.

Directions

Head through the centre of Farnham along West Street, with Elphicks department store on your left. Continue straight over the roundabout and then take the next road on your right, West End Grove. 11a will be on your left after approximately 160 metres.

Situation

Farnham centre 0.6 miles (0.96km), Farnham Station 1 mile (1.6km), Guildford 11.5miles (18.5km), London 39.7 miles (63.35km).

All distances are approximate.

11a West End Grove occupies a great location leading directly from West Street, which runs through the centre of Farnham. The town centre is within close proximity, which offers a wide range of shops, restaurants and amenities.

Communications are excellent with Farnham Station close by, offering frequent services to London Waterloo (55 minutes). The A31 provides easy access to the A3, M25 and the national motorway network as well as Heathrow, Gatwick and Southampton Airports. There is a good selection of schools in the area including; Potters Gate, 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 tennis at The Bourne Club and choice of local gyms and leisure centres.

House Description

Understood to have been built within the 1930s and then positively extended in 2012, this property is a delightfully presented semi-detached house. The ground floor comprises a bright entrance hall, utility room, shower room where there is a side access through to the



garden and two well-proportioned reception rooms, both beautifully appointed with feature fireplaces. The front reception room is used as a sitting room and the rear as a family room that leads out to the decking. There is an open plan kitchen/dining room set around a large central island, with bi-fold doors that open on to the garden terrace, which is south west facing. Upstairs the south west facing master bedroom is well appointed with built in wardrobes and en suite shower room. There are three further well-proportioned bedrooms and a family bathroom.

Gardens and Grounds

The garden is splendidly landscaped with a south west facing sun deck with steps leading down to the flat lawn area. At the end of the garden is a secondary terrace set before a useful summer house, currently used as an office with storage space behind.

Tenure: Freehold

Services: Gas central heating. All mains services.

Postal Address: 11a West End Grove Farnham Surrey GU9 7EG

Local Authority: Waverley Borough Council. 01483 523333.

Council Tax Band: F

EPC: C

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

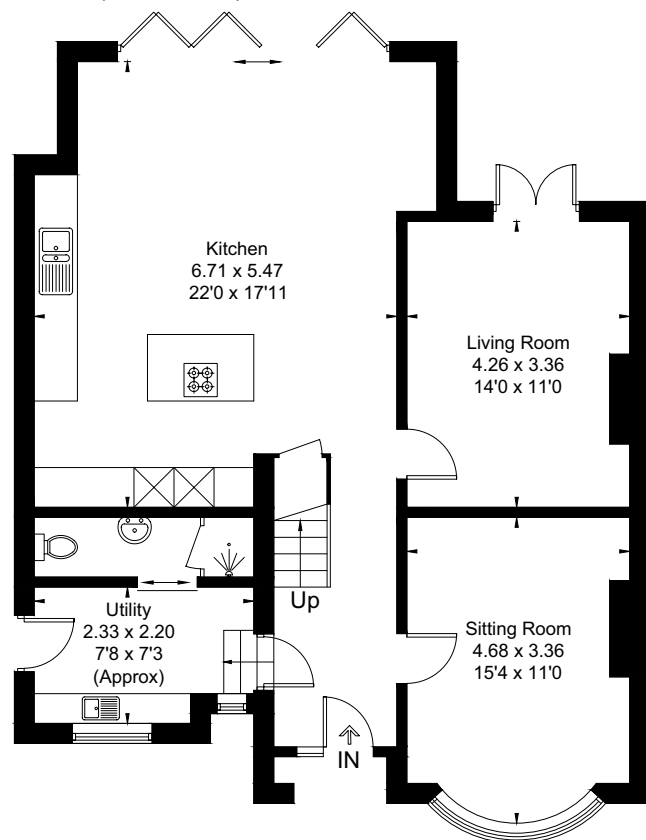


FLOORPLANS

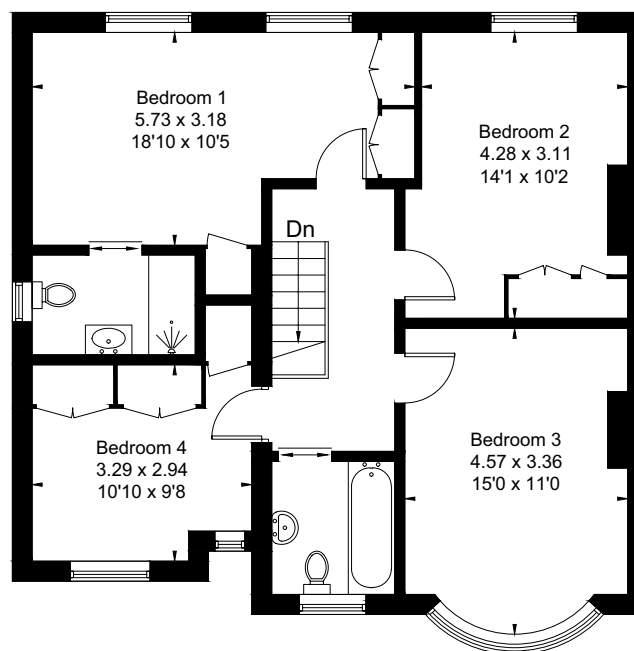
Gross Internal Area (approx) = 160.3 sq m / 1725 sq ft

Summerhouse = 13.6 sq m / 146 sq ft

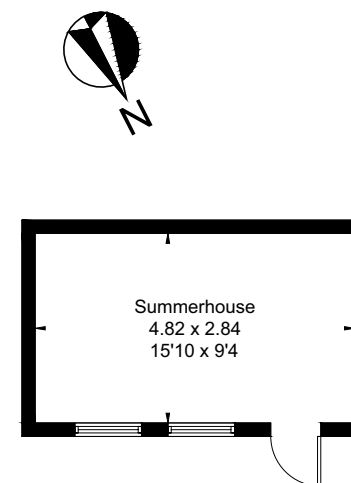
Total = 173.9 sq m / 1871 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England, Scotland & Wales EU Directive 2002/91/EC		