



Stylishly presented Victorian townhouse

Park Road, Farnham GU9 9QN

Freehold



Beautifully extended town house • Sitting room • Family kitchen • Master bedroom with en suite • Two further bedrooms • Family bathroom • Garden

Local information

1 Park Road is located in a highly sought after and convenient area of the town close to Farnham Park and within a mile of the town centre. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants including Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre.

The A31, A331 and A3 all provides swift access to the national motorway network. Farnham's a mainline train station provides direct trains to Guildford (from 24 minutes) and London Waterloo (from 53 minutes). There is a selection of schools in the area including; St Polycarps, Potters Gate C of E Primary, St. Andrews C of E Infant, Weydon School, Edgeborough and Frensham Heights. There is a choice of golf courses in the area including Hankley, Hindhead and Farnham. Tennis is available at The Bourne & at David Lloyd tennis centre. In addition to Farnham Park, Farnham has some wonderful countryside nearby including Alice Holt Forest, Frensham Common (National Trust) and Frensham Great Pond providing excellent opportunities for walking and cycling.

About this property

1 Park Road is believed to date from the turn of the twentieth

century and benefits from being refurbished and extended by the current owners.

The front sitting room has a bay window, feature fire place and fitted cupboards. The family kitchen is set within the extension with a pitched roof decorative exposed brick wall and bi-fold doors out to the garden. The area has been cleverly created with walls removed to create an engaging family living, cooking and dining space with timber and decorative tile flooring with underfloor heating. The kitchen is in a contemporary style with built in appliances. A play room area connects the family kitchen to the sitting room and a cloakroom completed the ground floor accommodation.

On the first floor there are two bedrooms served by a smartly appointed family bathroom. The second floor provides for a master bedroom which has a Juliette balcony that enjoys south westerly Farnham town view and has built in wardrobes and an en suite shower room.

Garden

The rear garden is south west facing, is smartly enclosed, with an area of lawn and a raised border.

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





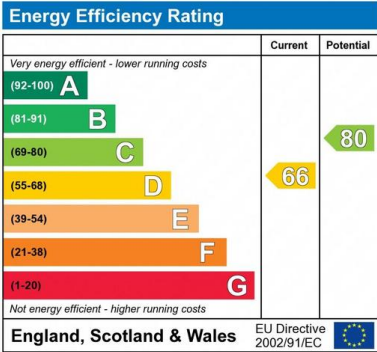
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Gross internal area (approx) 112.4 sq m / 1210.2 sq ft

Savills Farnham
01252 729000
farnham@savills.com



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