



Town house with parking & south east facing garden

West Street, Farnham, Surrey, GU9 7DX

Freehold



Dining room • Family kitchen • Garden/utility room • Sitting room • Principal bedroom with en suite • 2 Further bedrooms • Shower room & bathroom • South facing garden & 2 allocated parking spaces

#### Local information

42 West Street is located in a highly sought after quiet and convenient area of Farnham. The Georgian town centre of Farnham provides a good selection of branded and independent shops, cafes and restaurants, including Cote and Gail's Bakery and a Waitrose which is no more than 500 metres away. Farnham station is approximately 1.2 miles away, with services to London Waterloo in under an hour. 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 selection of schools in the area including South Farnham School, Potters Gate C of E Primary, St. Andrews C of E Infant, Weydon School, Edgeborough and Frensham Heights, and Farnham's UCA - University for the Creative Arts - is right on your door step. Farnham has some 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.

#### About this property

42 West Street is an attractive Georgian period Grade II listed town house which has been restored and refurbished to a high standard. Throughout the property are elegant proportions including high ceilings, beautiful cornicing, period fireplaces, dado rails, new and re-conditioned cast iron radiators to both the ground and first floors and the ground

floor has oak flooring throughout. The entrance arrives directly into a reception room arranged as the dining room, and there is a cloakroom. Further on via the central stairwell is a family kitchen where there is space for dining and informal seating. The kitchen is fitted with contemporary styled cabinetry with granite work tops, electric AGA, built in appliances and space for a free standing fridge. This room features an elegant decorative fireplace and double doors that open into a garden/utility room, which in turn leads into the south east facing garden. On the first floor is a handsome sitting room and the principal bedroom, which has an en suite bathroom and enjoys south east facing orientation. There is also a shower room. On the second floor are two further double bedrooms, a laundry area and a bathroom. All the bedrooms have built in wardrobes and all the bathrooms are well appointed. Outside this elegant town house boast a partly walled south east facing garden which has a sun terrace, lawn area and established planting. Within the walled garden is a shed. A garden gate leads to the communal parking area and the two allocated parking spaces.

Services: All main services connected. Gas fired central heating.

#### Tenure

Freehold

#### Local Authority

Waverley Borough Council







West Street, Farnham, Surrey, GU9 7DX  
Gross internal area (approx) 183 sq m / 1970 sq ft



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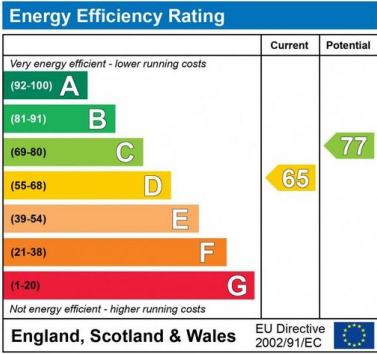
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