



Ridgway Road, Farnham
Surrey, GU9



Beyond your expectations

A 4/6 bedroom family home in need of updating

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Sitting room | entrance hall | dining room | 3rd reception room | kitchen | bathroom | 4 bedrooms | 2 further kitchens | family bathroom | attractive gardens | ample parking | double tandem garage | UPDATING REQUIRED | NO ONWARD CHAIN.

Guide Price £775,000 Freehold

Description

A most attractive period 4/6 bedroom family home in need of some updating situated in this popular position of South Farnham. Many character features remain very typical of its age with open fireplaces and attractive bay windows. There is a welcoming entrance hall with stairs to the first floor. A sitting room and dining room to the front elevations with a downstairs bathroom and a fitted kitchen and a third reception room. To the first floor are presently 4 bedrooms and 2 small kitchens which could be used for additional bathrooms or bedrooms if required. In all a spacious and surprising period family house in this most popular srea on the Ridgway in South Farnham.

Outside

The house has ample parking to the front elevation and access to double length tandem garage. There are mature shrubs and trees to the front boundaries offering a good degree of privacy and seclusion. There is pedestrian access to the rear garden which is mainly laid to lawn with mature shrubs, flowers and hedges at boundaries. A covered area at the rear of the house and a garden storage area. There is scope for extensions and enlargement subject to planning permission.

Location

Ridgway Road is a popular residential area situated on the south side of Farnham, less than 1 mile from the town centre and within a short walk of local shops including Tesco Express, off license, butchers and a

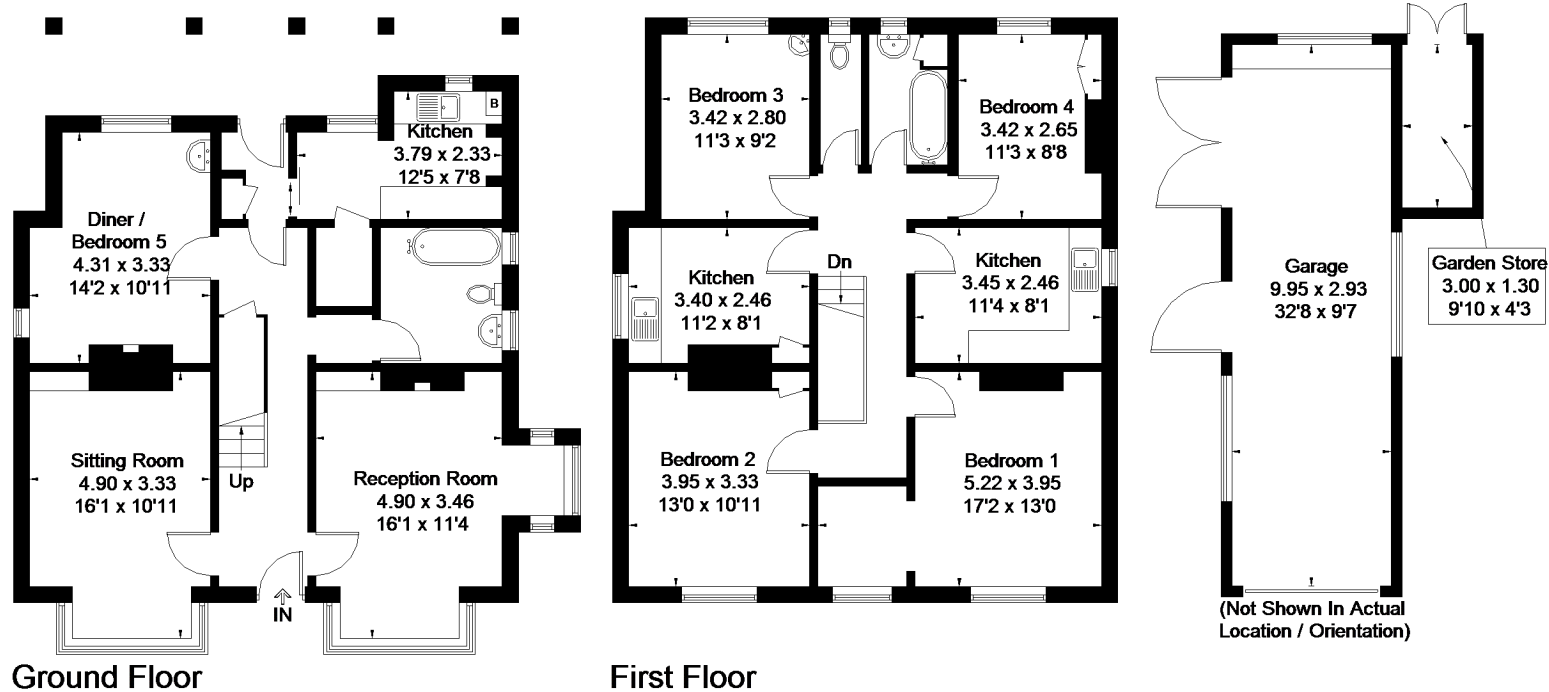
bakery. The immediate surrounding area is well served with popular and sought after schools for all age groups and local churches and nursery groups. Farnham provides a comprehensive range of shops, pubs and restaurants and a main line station on the London Waterloo line. The train station is about a 10/15 minute walk from this location. There are good road links onto the A31 from this location linking with the A331 and A3 providing easy access to the national motorway network via the M25 and M3. There is excellent walking and riding country on the doorstep, much of it under the ownership of The National Trust, providing many recreational opportunities at Alice Holt Forest and around Frensham Great Pond and Little Pond. In all a conveniently located property ideal for a growing family.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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

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Approximate Gross Internal Area = 166.1 sq m / 1788 sq ft
Garage / Garden Store = 33.8 sq m / 364 sq ft
Total = 199.9 sq m / 2152 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 168239

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

