



72a East Street, Farnham

GU9 7TP

Guide Price £500,000

ANDREW LODGE

estate agents



72a East Street

Farnham

An exceptional top floor Georgian apartment with stunning gardens and home office within a moments walk of Farnham Town Centre.

- 2 double bedrooms
- 2 bath/shower rooms (1 en-suite)
- Sitting room
- Study
- Kitchen/dining room
- Landscaped garden
- Home office/garden room
- No onward chain

At the heart of the home is a superb kitchen/dining room, beautifully fitted with an extensive range of contemporary cabinetry and integrated appliances, creating an ideal space for both everyday living and entertaining. A charming sitting room provides an elegant and relaxing retreat, while a separate study offers the perfect environment for home working or could serve a variety of additional uses.

There are two generous double bedrooms, including a superb principal bedroom with a stylish en-suite shower room, complemented by a further well-appointed bath/shower room. The high-quality finish and careful attention to detail throughout create a welcoming and sophisticated living environment.

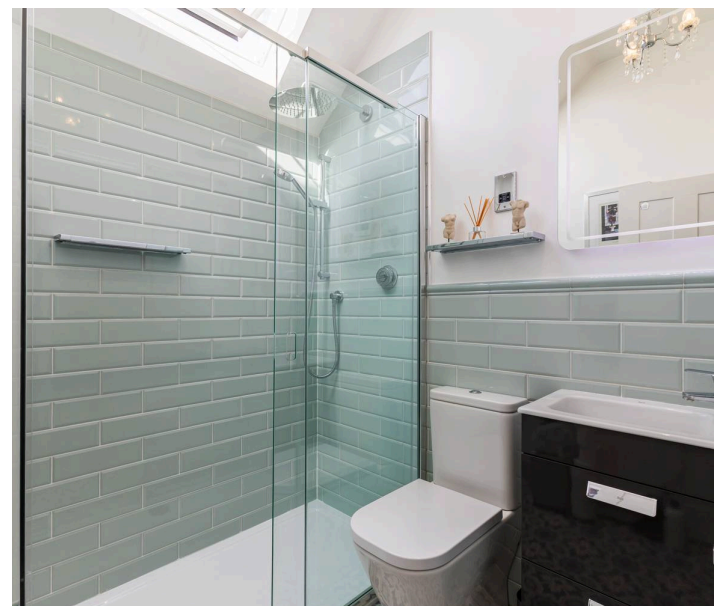


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A particular feature of the property is the stunning landscaped rear garden. Expertly designed to provide a high degree of privacy and seclusion, this wonderful outdoor space offers the perfect setting for entertaining, relaxing or simply enjoying the surroundings. Nestled within the garden is a superb home office/garden room, providing an ideal workspace away from the main residence, whilst also lending itself to a variety of leisure or creative pursuits.

Rarely does a property combine such elegant period charm, beautifully presented accommodation, exceptional outdoor space and a highly convenient town centre location. This outstanding apartment offers a unique lifestyle opportunity and an internal viewing is highly recommended to fully appreciated.





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Services - All Mains Services. Gas central heating
Local Authority - Waverley B. C., The Burys,
Godalming GU7 1HR 01483 523333

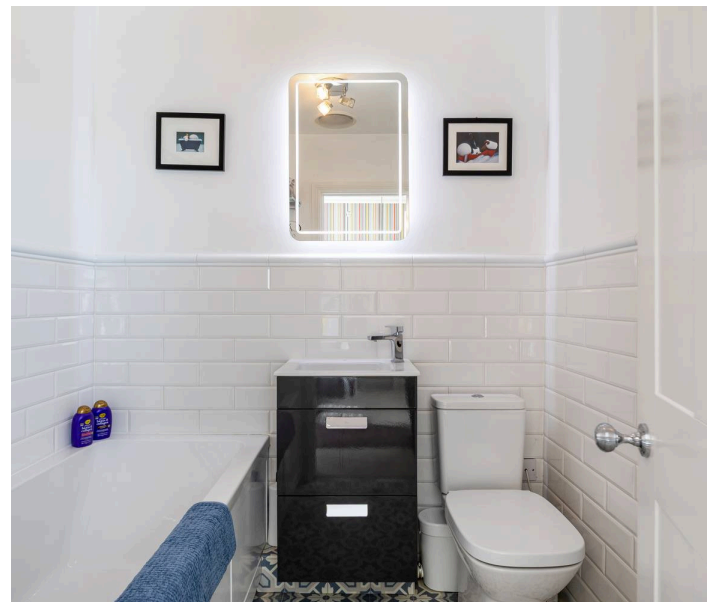
Council Tax - Band C with an annual charge for
the year ending 31.03.27 of £2,313.70

Tenure - Share of the Freehold (999 year lease).
Maintenance charges £1,000 pa, ground rent -
peppercorn.

EPC Rating - C

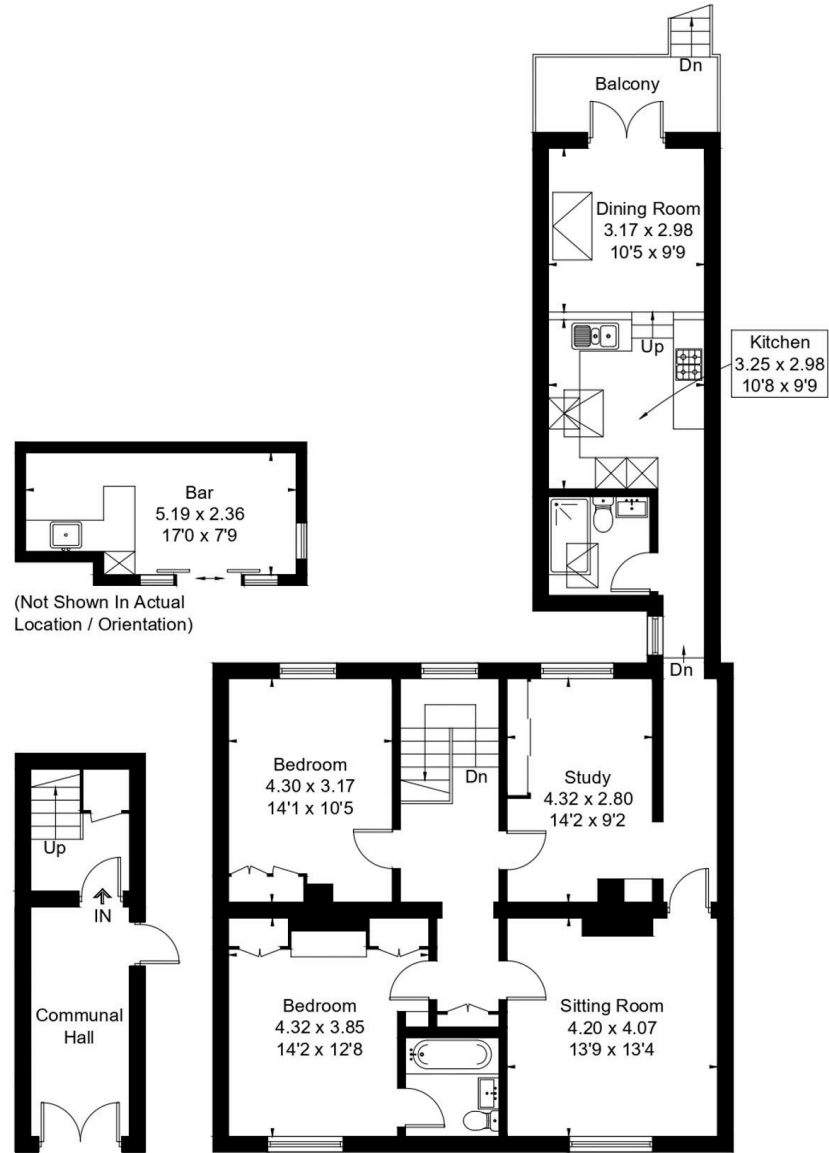
Mobile signal available. Ultrafast broadband (via
Ofcom).

Miscellaneous - intercom system serving both
apartments.



Directions: Leave Farnham via Downing Street
and turn right into The Borough and at the
crossroads turn left into Woolmead Road.
Continue into East Street where number 72A can
be found along on the left.

Approximate Floor Area = 114.5 sq m / 1232 sq ft
Outbuilding = 11.5 sq m / 124 sq ft
Total = 126 sq m / 1356 sq ft



Ground Floor First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106534

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