



12 Waverley Lane, Farnham

GU9 8BQ

Guide Price **£1,150,000**

ANDREW LODGE

estate agents



12 Waverley Lane

Farnham

A most attractive 1920s semi-detached family home in a prime south Farnham location - *No Onward Chain*

- Attractive extended 1920s family home
- Prime south Farnham location
- 4 bedrooms
- 2 bath/shower rooms (1 en-suite)
- 3 reception rooms
- Fitted kitchen opening to dining area
- South-West facing private garden
- Driveway parking for several vehicles
- Walk to town centre, station & excellent schools
- Close to the North Downs Way

Occupying a highly sought-after position to the south of Farnham, this charming 1920's built semi-detached family home offers well presented and versatile accommodation, having been thoughtfully extended in approximately 2002 to create a spacious and practical layout ideally suited to modern family living. The property retains much of its original character while benefiting from the additional accommodation provided by the extension. The welcoming entrance hall leads to three reception rooms, offering excellent flexibility for family living, entertaining and home working. At the heart of the home is a well-fitted kitchen which opens through to a bright dining area, creating a sociable hub for everyday life and informal gatherings. A separate utility room and cloakroom further enhance the practicality of the ground floor.



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To the first floor are four bedrooms, including a principal bedroom with a modern en-suite shower/bathroom, together with a family bathroom serving the remaining bedrooms.

Outside, the delightful south-west facing rear garden enjoys a high degree of privacy and provides a wonderful setting for outdoor dining, relaxation and children's play. To the front, a generous driveway offers parking for several vehicles.

General: Services - Mains water, electricity and drainage. Gas heating. Double glazed windows / Local Authority - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax - Band F with an annual charge for the year ending 31.03.27 of £3,584.00 / Tenure - Freehold / EPC Rating - D / Mobile phone signal available, Ultrafast broadband (via Ofcom).

Situation: The property is superbly positioned in a highly sought after location, within level walking distance of the mainline station and Georgian town centre. Excellent schools are close by including St Polycarp's Catholic Primary School, South Farnham School, Weydon Academy Secondary School, Edgeborough and Frensham Heights, while the nearby North Downs Way provides access to miles of beautiful countryside. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Leisure Centre, REEL cinema, local rugby, football and tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking.





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Location:

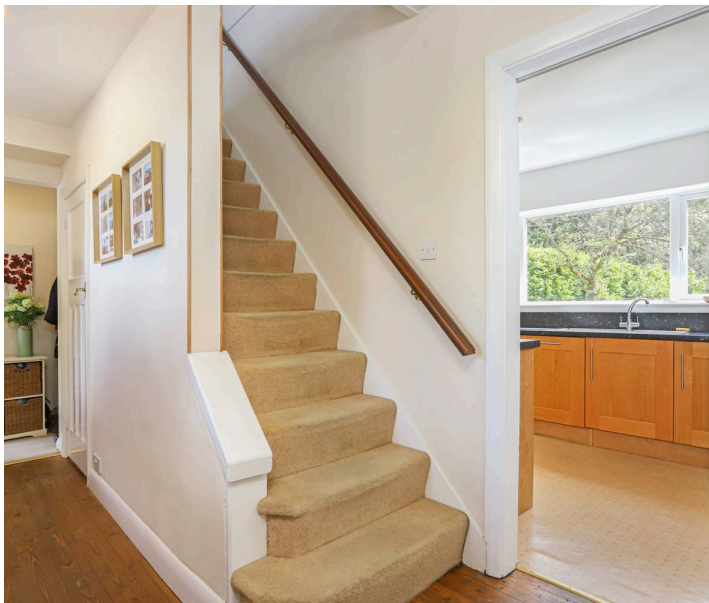
Farnham town centre 0.4 miles, mainline station a short walk (Waterloo from 53 minutes)

Guildford (A3) 9 miles (Waterloo from 38 minutes); London 40 miles

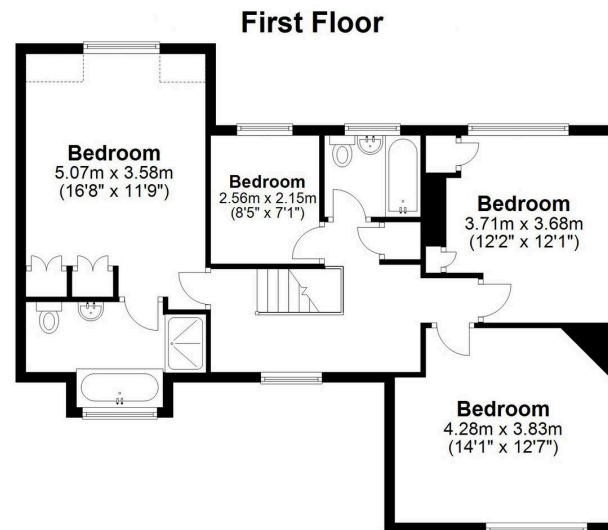
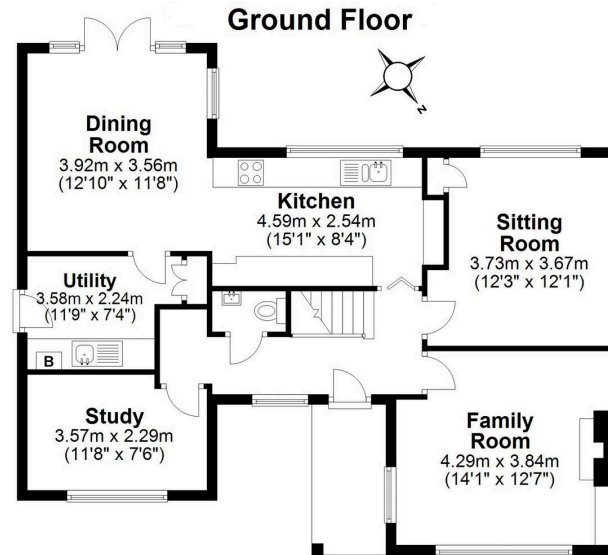
(All distances and times are approximate)

Directions:

Leave Farnham via South Street. At the traffic lights go straight across into Station Hill. Go over the railway crossing and take the left hand fork into Waverley Lane where number 12 can be found along on the right hand side.



Waverley Lane, Farnham, GU9 8BQ



Total area: approx. 161.0 sq. metres (1733.0 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

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