



Speedwell, 39 Alfred Road, Farnham

Surrey GU9 8ND

Guide Price **£1,350,000**

ANDREW LODGE

estate agents



Speedwell, 39 Alfred Road

Farnham

A spacious 5 bedroom Edwardian detached family home arranged over three floors situated close to the town centre and station.

- 5 bedrooms
- Family bathroom, Shower room and En-suite shower room
- 3 reception rooms
- Kitchen/dining/conservatory
- Attached garage and driveway parking
- Delightful enclosed gardens
- Character features
- Close to the town centre and station

Situated in a desirable residential location, this impressive five-bedroom detached family home offers versatile and well-proportioned accommodation across three floors, making it an ideal choice for growing families.

The ground floor welcomes you with a spacious entrance hallway, providing access to a bright front-aspect living room featuring an attractive bay window and fireplace, alongside a separate family room offering flexible living space. To the rear of the property, a further sitting room with bay window and fireplace creates an ideal setting for relaxing or entertaining. A glazed door opens through to the light-filled conservatory overlooking the enclosed rear garden, providing an enjoyable space to dine or unwind throughout the year, benefiting from underfloor heating. This room flows through to the galley-style kitchen, with wooden cabinetry, wooden worktops and space for free-standing appliances.



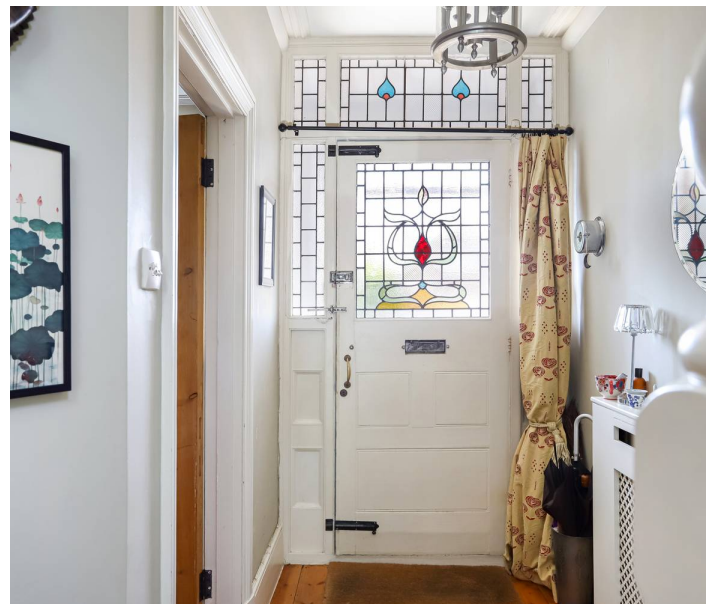
The first floor comprises three well-sized bedrooms, including the generous principal bedroom, which benefits from a characterful bay window and a contemporary en suite shower room. A modern family bathroom serves the remaining bedrooms on this floor.

The second floor provides two additional double bedrooms, offering excellent flexibility for guest accommodation, home working or older children, together with a convenient shower room.

Externally, the property benefits from driveway parking to the front with an electric car charging facility and an attached garage, while the enclosed rear garden is predominantly laid to lawn with a paved patio area, creating an excellent outdoor space for family life and entertaining. Towards the end of the garden is a useful garden shed, summerhouse and greenhouse.

Offering generous living accommodation, versatile bedroom space and an attractive garden, Speedwell presents a wonderful opportunity to acquire a substantial family home in the sought-after town of Farnham within walking distance of the Georgian town centre and mainline station.

General : Services - All mains services. Gas central heating. Double glazed windows. / Local Authority - Waverley B C, The Burys, Godalming, Surrey GU7 1HR 01483 523333. / Council Tax - Band F with an annual charge for the year ending 31.03.27 of £3,759.76. / Tenure - Freehold / EPC Rating - D / Mobile phone signal available. Ultrafast broadband.





Situation: The property is situated in an enviable location within walking distance of the Georgian town centre, mainline station and excellent local schools. 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 restaurants including Gail's, Cote Brasserie, Bill's, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling. Further opportunities exist within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust. Sailing is also available at the nearby Frensham Great Pond. The new 6 screen Reel cinema has been a welcome addition to the town.

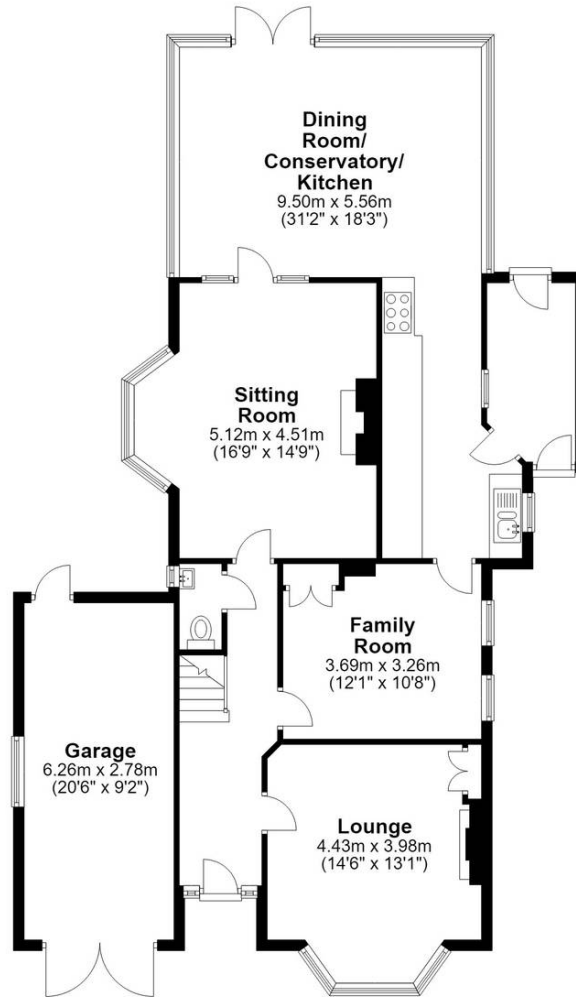
Schools: There is an excellent choice of both state and private schools in the area including Potter's Gate Primary school, St Andrew's Infant school, Waverley Abbey Junior school, South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights, St Edmunds, Charterhouse and Barfield.



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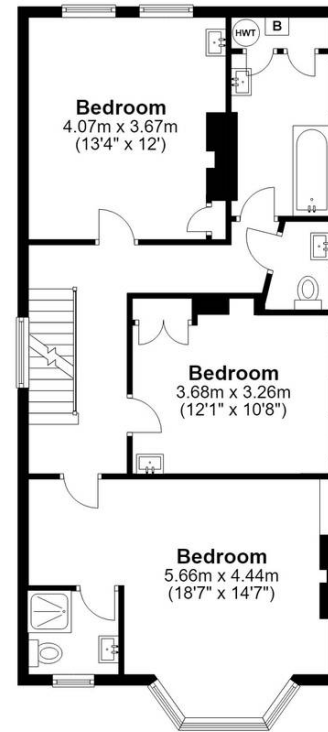
Ground Floor

Approx. 119.8 sq. metres (1289.1 sq. feet)



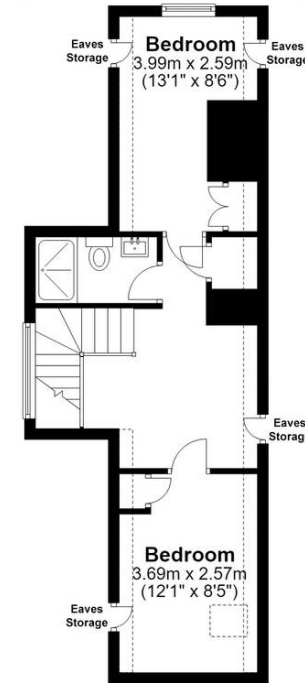
First Floor

Approx. 70.1 sq. metres (754.7 sq. feet)



Second Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



House area: approx. 209.3 sq. metres (2252.9 sq. feet)

Garage area: approx. 17.4 sq. metres (187.3 sq. feet)

Total area: approx. 226.7 sq. metres (2440.2 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

ANDREW LODGE
estate agents



Andrew Lodge Estate Agents

28A Downing Street – GU9 7PD

01252 717705 • info@andrewlodge.co.uk • andrewlodge.net/

Directions: Leave Farnham via Firgrove Hill and pass over the humpback bridge. Turn left into Alfred Road where Speedwell can be found along on the right hand side.