96 Greenfield Road, Farnham

Surrey, GU9 8TQ

£1,795 pcm

ANDREW LODGE

estate agents

96 Greenfield Road

Farnham

Beautifully presented three-bedroom semi with spacious living areas, modern kitchen, stylish bathroom, and flexible bedrooms. Sought-after location near schools, amenities, and transport links

- Beautifully presented three bedroom semi-detached home
- Bright and spacious living room. Separate dining area
- Modern fitted kitchen with integrated appliances
- Parking on driveway for 2 vehicles
- Sought-after location close to amenities, schools and transport links

This beautifully presented three bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and professionals alike. Upon entering, you are welcomed by a generous hallway leading to a bright and airy living room. The modern kitchen is fitted with a range of high quality units and some integrated appliances, providing ample storage and workspace. Adjacent to the kitchen, a separate dining area. Upstairs, the property boasts three bedrooms, each offering plenty of natural light and flexibility for use as bedrooms or a home office. The contemporary family bathroom features stylish fixtures and fittings. Situated in a sought-after residential location, this home is conveniently positioned for access to local amenities, reputable schools and excellent transport links. This property presents a great opportunity for buyers seeking a move-in-ready home with well-planned living spaces and high-quality finishes throughout.

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General:

Services - Mains water and electricity. Gas central heating to radiators. Mains drainage. / 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 / EPC rating - D / Tenure: Freehold / Mobile signal available. Ultrafast broadband. (via Ofcom)

Rental Information:

Available immediately

Holding Deposit (1 week) £414 / Security Deposit (5 weeks) £2071

Situation:

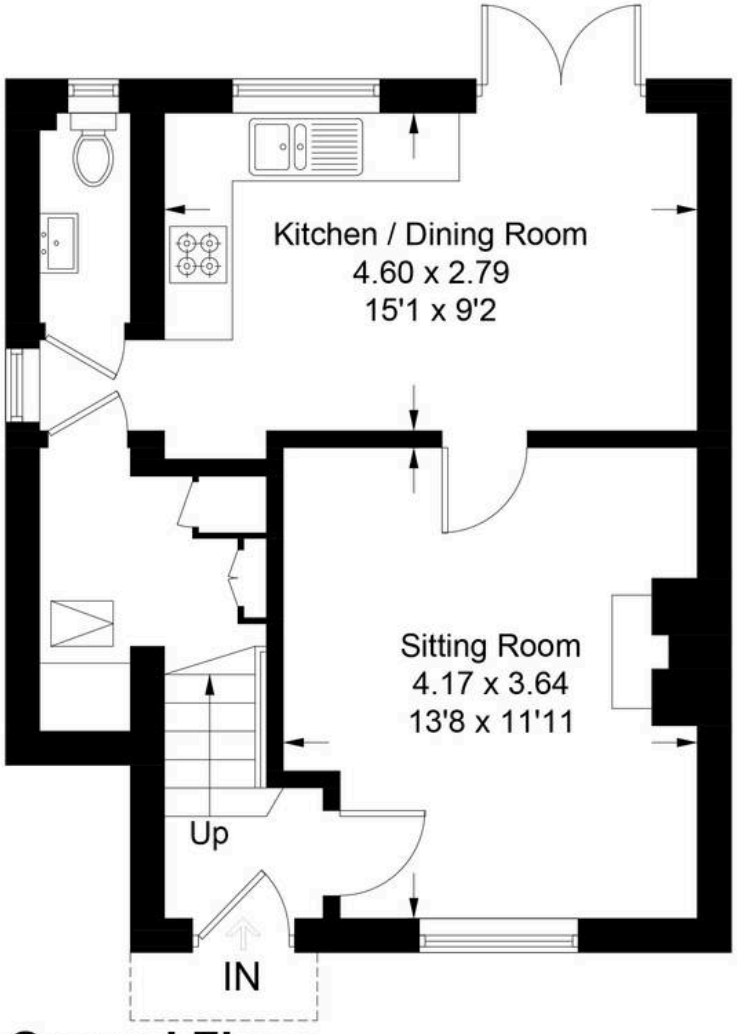
The property is situated to the South of Farnham in a popular established location most convenient to local shops and within a short walk of the highly regarded Weydon Secondary School.

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 Club, 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.

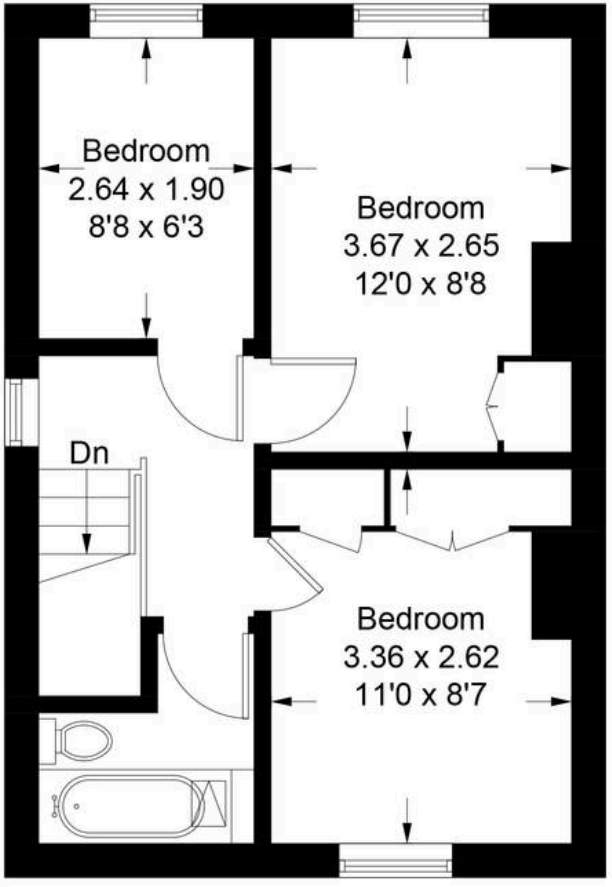
There is an excellent choice of state and private schools in the area, including the highly regarded Weydon Secondary School, Highfield South Farnham, St Peter's C of E Primary School, Frensham Heights and Edgeborough.

Greenfield Road, Farnham, GU9 8TQ

Approximate Gross Internal Area = 73.1 sq m / 787 sq ft



Ground Floor



First Floor

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

Illustration for identification purposes only, measurements are approximate,
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