

14 Ridgway Road, Farnham

Surrey GU9 8NW

**Peter Leete
and Partners**
ESTATE + AGENTS

14 Ridgway, Farnham, Surrey GU9 8NW

Price: £630,000 Freehold



DESCRIPTION:

This Victorian semi-detached property has been extended of recent years to include a Kitchen/breakfast room at the rear with views to the garden beyond.

The property is for sale with no onward chain and affords two reception rooms one with a Cloakroom off with low level wc. To the first floor there are 3 bedrooms and a family bathroom. The master bedroom overlooks the front aspect and includes a full width range of wardrobes with both hanging rails and storage available. There is of course scope for further extension and or conversion of the attic space, subject to the necessary consents.

The rear gardens are an attractive feature being of a generous length with side gate for pedestrian access. The front garden has been shingled to create off road parking for 2 vehicles.

* GAS CENTRAL HEATING * DOUBLE GLAZING * OFF ROAD PARKING

SITUATION: The property is located close to the small parade of shops including the Tesco convenience store, independent bakers and butchers. Both South Farnham School and Weydon Secondary school are nearby and the mainline station is a walkable 0.8 mile. There is Langhams recreation park adjacent to the parade of shops and the well regraded Fox public house and restaurant is just 0.5 mile or a ten minute walk to the Bourne. In approximately 1 miles is the main Georgian town with many more amenities together with independent retailers and nationally known shops and large supermarkets including Waitrose and Sainsburys. Farnham being surrounded by National Trust land and within a walk is access through to Farnham Park a delightful rural area formerly a medieval deer park adjacent the Historic Castle at the top of Castle Street. The town further benefits a main line railway station and affords good road access to the Blackwater Valley and A3 London to Portsmouth road now affording dual carriageway motorway style connections to both the capital and the south coast. Farnham being well placed for commuters as well as the two main London Airports via the M25 at Wisley Junction 10.

EPC Rating: D

LOCAL AUTHORITY: Waverly Borough Council

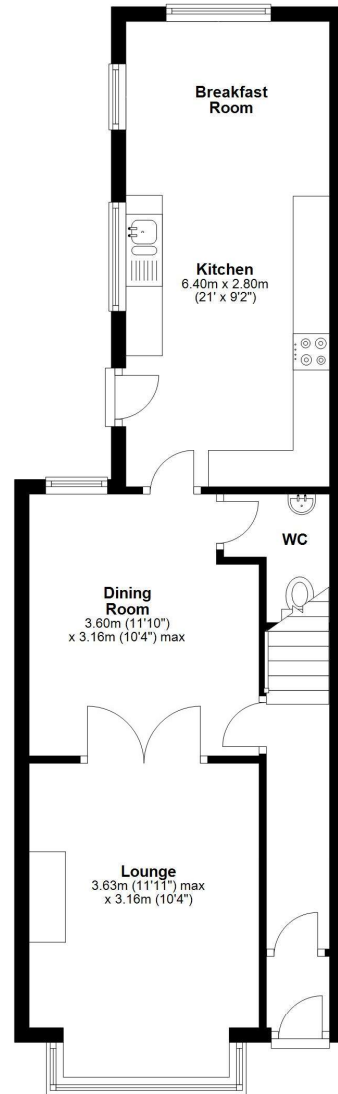
SPECIAL NOTES:

All room sizes and measurements are for guidance only and should not be relied upon for floor coverings. We have not carried out a detailed survey and none of the services/appliances have been tested.



Ground Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



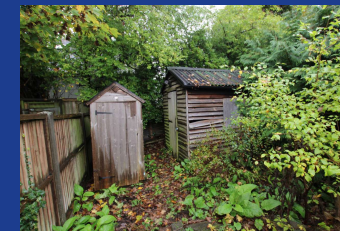
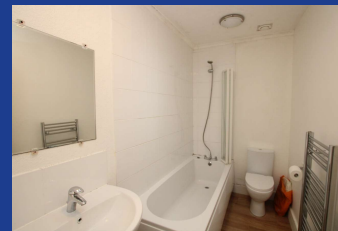
First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 90.7 sq. metres (976.0 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021 Quick EPC
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