



3 Beavers Road
Farnham, Surrey

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

3 Beavers Road Farnham, Surrey, GU9 7BD

An attractive townhouse with three/
four bedrooms, in the town centre

Farnham and mainline station 0.7 miles (London Waterloo from 53 minutes), Guildford 10.5 miles, London 39 miles

Entrance hall | Sitting room | Kitchen/dining room | Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms, 1 en suite | Study/Bedroom 4 | Family bathroom Garden | Secure residents parking | EPC rating C

The property

This well-presented townhouse offers living space arranged across three levels and includes neutral décor, recessed LED lighting and plenty of natural light throughout.

The main ground floor reception room is the sitting room, which stretches across the back of the house and has French doors opening onto the garden. The ground floor also has an open-plan kitchen and dining room with plenty of storage in fitted units to base and wall level, as well as integrated appliances by Bosch. There is a generous understairs cupboard to the ground floor.

There are two double bedrooms on the first floor including the principal bedroom with its fitted storage and en suite shower room. The first floor also provides a family bathroom and a study, which could be used as a further bedroom if required. On the second floor there is an additional large double bedroom with storage and an en suite shower room.

Outside

At the front of the house there is a well-presented garden with an area of lawn, various shrubs and a paved pathway leading to the entrance. Parking is available in a secure parking facility at the rear of the development, accessed via a gated entrance adjacent to the house. At the rear there is a sunny south-facing garden with an area of paved terracing, a small lawn and shared gardens beside the parking area.

Location

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Bills, Côte, The Giggling Squid and Zizzi, along with an extensive range of high street shops, independent shopping and recreational facilities. The area offers a good choice of state and private schools, the latter including Edgeborough, Frensham Heights, More House School and Lord Wandsworth College. State schools in the area include Potters Gate Primary, St Andrews Infant School and Weydon Academy.

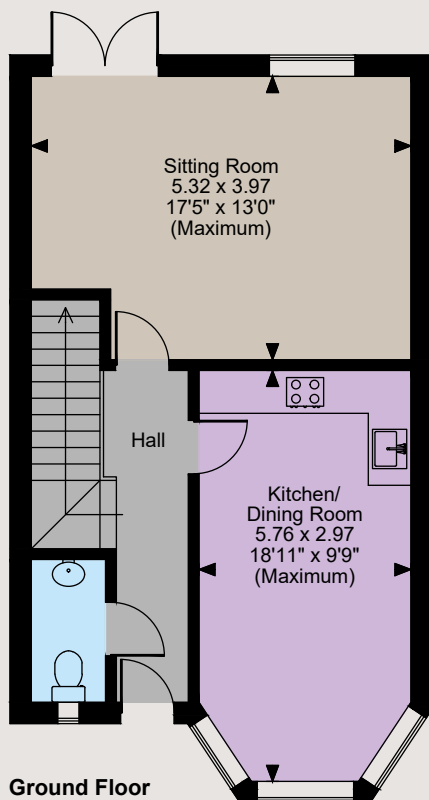
Communications are excellent, with the nearby A331/M3 and A31/A3 linking to London and the south coast, while the mainline station in Farnham provides a regular train service to London (London Waterloo from 53 minutes) and is less than a mile away.

Gatwick, Heathrow and Southampton Airports are all less than an hour away by car.

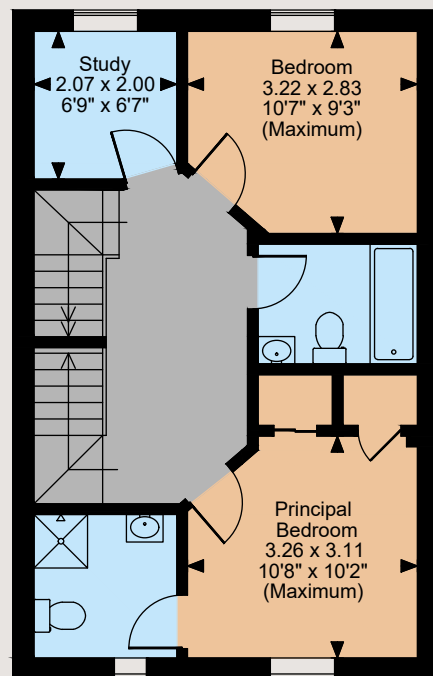




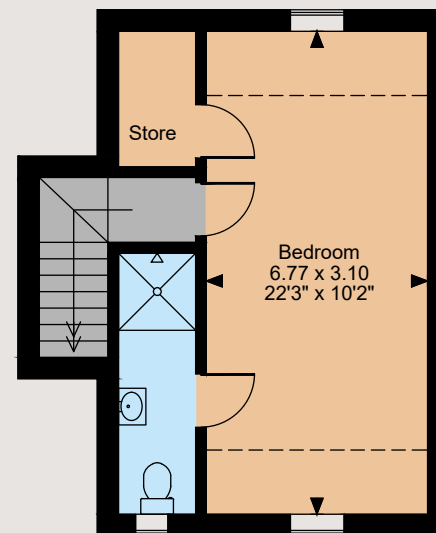
Floorplans
House internal area 1,296 sq ft (120 sq m)
For identification purposes only.



Ground Floor



First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Farnham town centre, take West Street and turn right onto The Hart. At the top turn left onto Falkner Road and then continue forward onto Beavers Road. You will find number 3 on the left hand side.

General

Local Authority: Waverley Borough

Council Services: All main services including electricity, gas, water and drainage

Council Tax: Band F

Fixtures and Fittings: By separate negotiation

Tenure: Freehold

Guide Price: £685,000

Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102

farnham@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

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