




26 Guildford Road, Farnham, Surrey. GU9 9QB.  
Guide Price £489,950

- Three spacious double bedrooms
- Large breakfast room with Victorian oven
- Large walk in larder off the kitchen
- Numerous Victorian fireplaces
- Private parking for two cars
- Kitchen with solid wood worktops and Range style cooker
- Separate utility room and cloakroom/wc
- Two versatile reception rooms
- Southerly-facing private rear garden
- Loft conversion potential (STPP)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

\*\*\* NO ONWARD CHAIN \*\*\* This charming period property offers a wealth of character and space, extending to approximately 1,300 square feet. Thoughtfully arranged across two floors, the accommodation includes three generously sized bedrooms, two separate reception rooms, and an upstairs family bathroom, complemented by a convenient ground floor WC. A standout feature is the delightful farmhouse kitchen, complete with solid hand painted wood units and a beautiful gas-burning Range style cooker, which adds warmth and charm, while a separate utility room enhances the practicality of the space. The principal reception room boasts a stunning open fireplace, a striking period feature that truly sets the tone for the home's characterful ambiance. Outside, the property benefits from private parking for two vehicles at the rear, and a wonderfully secluded, southerly-facing garden—ideal for outdoor entertaining or quiet relaxation. Further potential lies in the possibility of a loft conversion, subject to the necessary planning permissions, offering scope for future expansion. Material Information - Rented out till 13th July under an AST - Vacant thereafter.

Directions

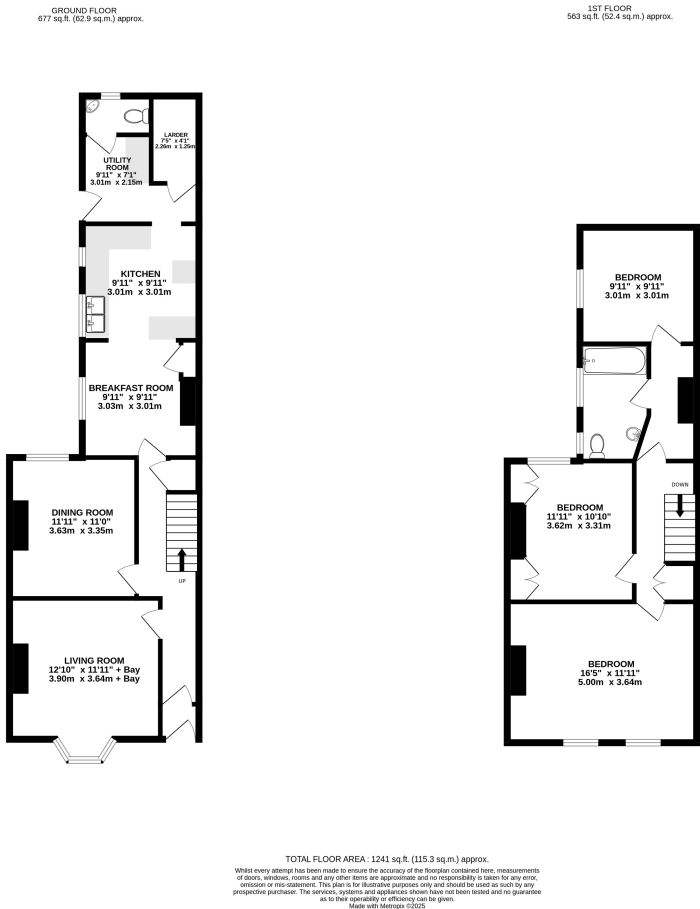
SAT NAV - GU9 9QB

Tenure

FREEHOLD

Local Authority

Waverley  
Band D



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.