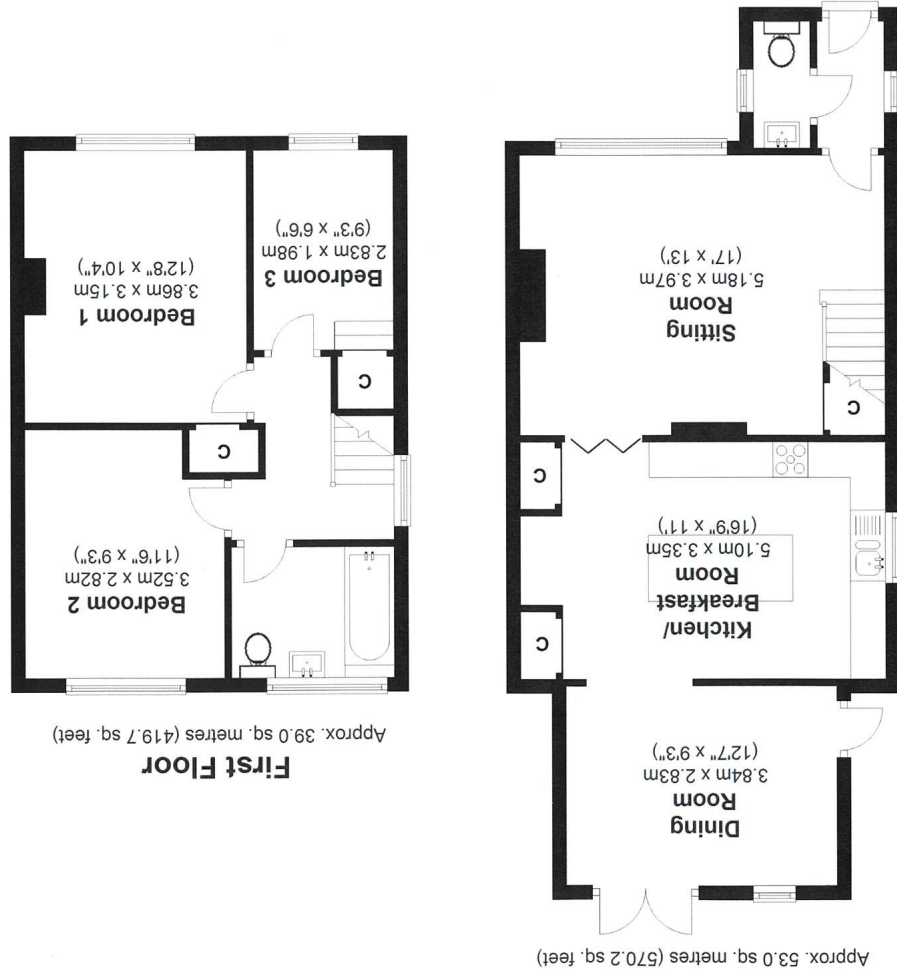


House area: approx. 92.0 sq. metres (990.3 sq. feet)







**Description**

The sale of 20 Riverdale offers a fantastic opportunity to acquire a semi-detached family house that is in a highly regarded residential area on the south side of Farnham, enjoying ready access to large areas of unspoilt countryside, whilst being in a 5-10 minute drive of the town's elegant Georgian centre and mainline station, which offers a fast regular service through to Waterloo.

\* Semi detached house \* 3/4 Bedrooms \* Modern bathroom suite \* Impressive kitchen/breakfast room \* Driveway for several cars \* Enclosed rear garden \* Walking of Weydon School \* PP granted in 2020 to increase ground floor

On the ground floor the property is approached through an entrance hall with a cloakroom/w.c. off.

This in turn then leads into the sitting room which benefits from a upvc double glazed window that overlooks the front forecourt and this room enjoys an impressive wood burning stove with slate hearth, t.v. point, stairs to first floor with storage under and a radiator.

Bi-folding doors then lead through to a stunning kitchen/breakfast room with a upvc double glazed window to the side. This room is fitted out with a range of matching floor and wall units, impressive worktops with inset 1 1/2 bowl sink, 5 ring stainless steel gas hob with matching back plate and light/extractor over, built in oven and microwave, space for American style fridge/freezer, integrated washing machine and dishwasher. There is also a central island unit with matching worktop and cupboards under.

The dining room benefits from being dual aspect with a side door and French doors that lead out directly onto the rear garden.

On the first floor there is a landing with panelled doors to all rooms and access to roof void.

The master bedroom has a upvc double glazed window that overlooks the front forecourt and a recessed airing cupboard/wardrobe.

Bedroom 2 and 3 both benefit from upvc double glazed windows and a radiator and the smaller of the two rooms enjoys a bulkhead storage cupboard.

The family bathroom is attractively tiled and comprises a quality white suite including a panelled, shower/bath with screen over, pedestal wash basin, w.c., stainless steel heated towel rail.

Outside the property is approached via a long driveway which provides parking for several cars.

Material Information - As rented out to students completion cannot take place before 1st September 2024. Ultrafast broadband available and good mobile signal apart from the provider "Three" for data only. Gas fired central heating. The application (Planning Application WA/2020/1208 - Valid From 24/07/2020) for extension was approved but delayed due to Covid. Their circumstances changed in 2022/23 so did not complete. They only dug the foundation and had to return the garden to usable condition just before it was rented out.



**Directions**

Proceed out of Farnham along West Street and at the Coxbridge Roundabout take the 2nd turning into Wreclesham Road. Proceed under the railway bridge and take the 2nd turning on the right into Riverdale where the property will be found on the right hand side.

**Local Authority**

Waverley  
Band D

