

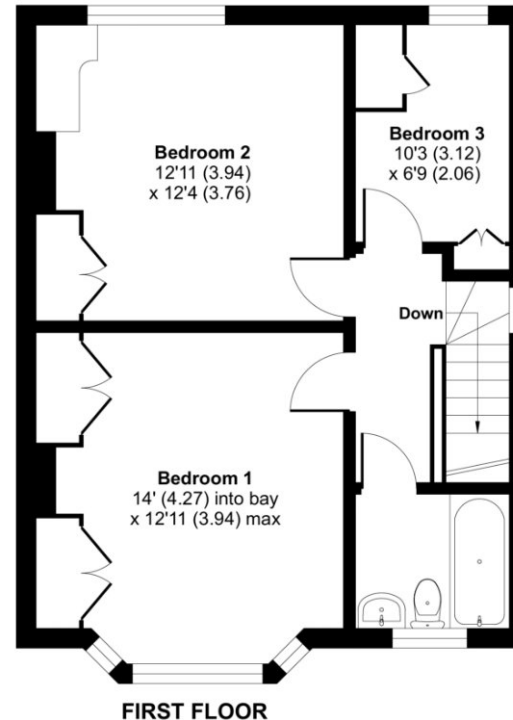
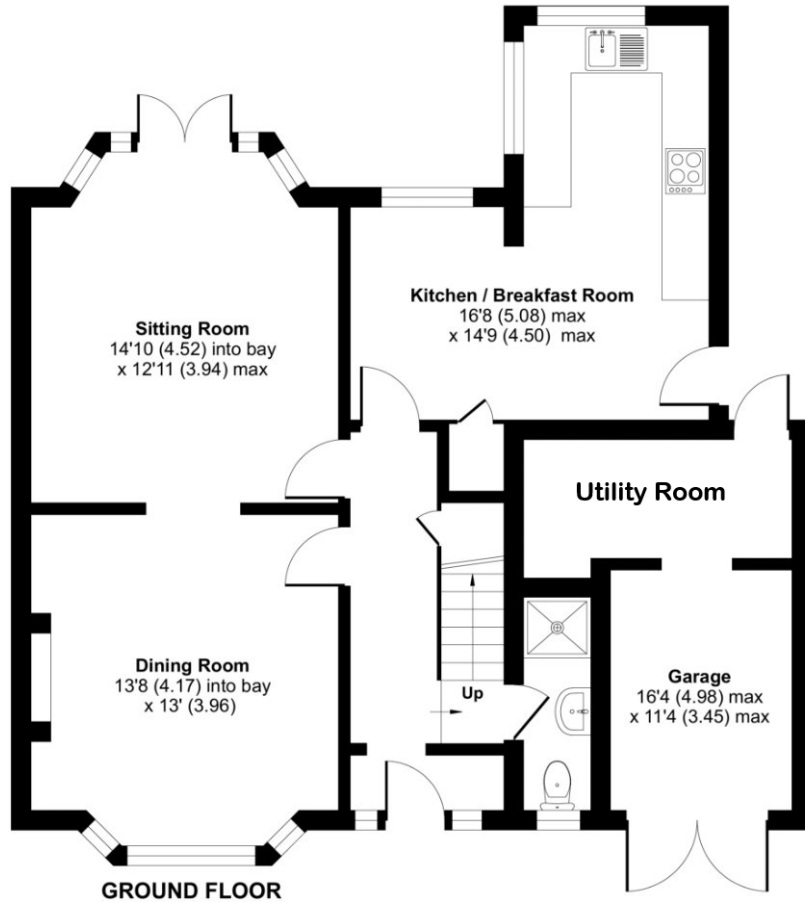




ACCOMMODATION

Nestled in a highly sought-after location in Farnham, this charming semi-detached property offers an exceptional blend of comfort, style, and practicality. Boasting stunning views and a well-thought-out layout, this home is ideal for families or those looking to enjoy living within close proximity to local amenities. As you step into the spacious entrance hall, you'll immediately appreciate the warm and inviting atmosphere. The ground floor features a convenient shower room and an impressive open-plan dining and sitting room. With an open fireplace and captivating views over the garden, this space is perfect for both relaxed evenings and entertaining guests. Towards the rear of the property, the kitchen/breakfast room offers an open-plan design that seamlessly combines functionality and modern living, making it the heart of the home. Upstairs, the property offers three well-proportioned bedrooms, all thoughtfully designed to cater to the needs of a growing family. The bedrooms are serviced by a family bathroom, providing space to unwind. The exterior of the property is equally appealing. At the front, a private driveway provides ample parking and leads to a convenient garage. The rear garden is a standout feature, offering a generous space with a large patio area for outdoor dining and entertaining, while the rest of the garden is primarily laid to lawn, perfect for children to play or for those with a green thumb.

Approximate Area = 1231 sq ft / 114.3 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 1373 sq ft / 127.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1216564

SITUATION

The Georgian market town of Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and education facilities. Farnham mainline station provides a service to Waterloo within the hour. There is easy access to the A31 providing easy access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.



SPECIFICATION

- Three bedroom family home
- Two bathrooms
- Open-plan sitting and dining room
- Open fireplace
- Generous rear garden
- Stunning views
- Private driveway and garage

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band D

ASKING PRICE £750,000

TENURE

Freehold