





ACCOMMODATION

Situated within a popular quiet location in Farnham and within walking distance to local shops and park is this well-presented detached family home. The property offers potential for extension, subject to the relevant planning permission and boasts elevated views looking across Farnham. Upon entering the home, you are greeted via a welcoming entrance hall which leads through to the dual aspect and open-plan sitting/dining room which is a generous size and has sliding doors to the garden. To the rear of the property there is the fitted kitchen which overlooks the rear garden and has a range of wall and base units with complementing work surfaces over. To the first floor there are three bedrooms served by a contemporary family bathroom. Externally to the front there is driveway parking which leads to the garage. The private rear south-facing garden is fully enclosed and is mainly paved offering a low maintenance garden, ideal for al fresco socialising and dining. At the back of the garage there is a workshop with direct access from the garden, ideal for covered storage.

Approximate Area = 774 sq ft / 72 sq m
 Garage = 251 sq ft / 23.3 sq m
 Total = 1025 sq ft / 95.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Charters Estate Agents Limited. REF: 1090783



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

- Detached family home
- Popular location
- Three bedrooms
- Large open plan sitting/dining room
- Potential to extend STPP
- Private and low maintenance south-facing rear garden
- Garage with workshop
- Driveway parking

LOCAL AUTHORITY

Waverley Borough Council

Council Tax Band - E

ASKING PRICE

£475,000

TENURE

Freehold