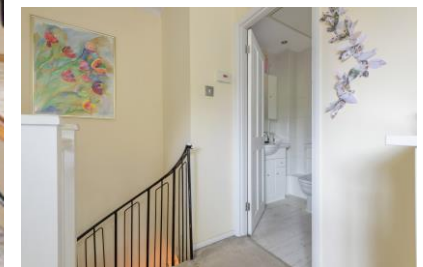




Broad Ha'penny, Wreclesham, Farnham, Surrey, GU10 4TF



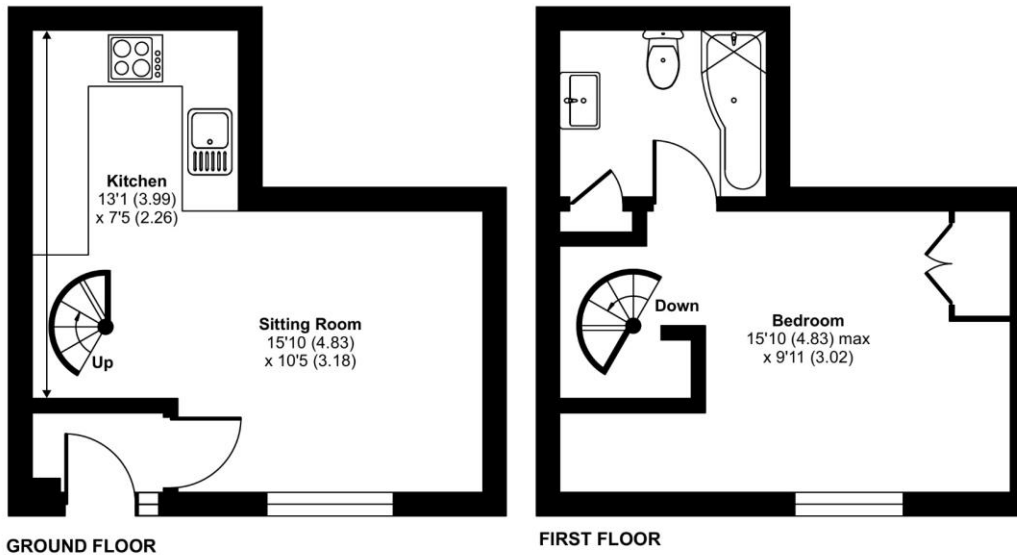
ACCOMMODATION

A well-presented and modern one-bedroom house in Broad Ha'penny, a delightful development set within communal grounds on the favoured south side of Farnham and situated a little over two miles from the town's elegant Georgian centre and mainline station which offers a fast regular service to Waterloo. On the ground floor there is an open-plan sitting room which leads through to the modern fitted kitchen. A spiral staircase leads from the sitting room to the first floor and the generous size bedroom with fitted wardrobe and access through to the refitted bathroom. The property is heated with gas central heating. A pathway in front of the property provides room for pots and potential seating with communal lawned areas to be enjoyed throughout the year.



Approximate Area = 414 sq ft / 38 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 812901



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

- Double bedroom with fitted wardrobe
- Refitted bathroom
- Modern kitchen
- Open-plan sitting room
- Communal gardens
- Popular location

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band: B

GUIDE PRICE

£240,000

TENURE

Freehold

AGENTS NOTE

Estate Management Charge: £1,100 per annum
(approx.)

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.