





ACCOMMODATION

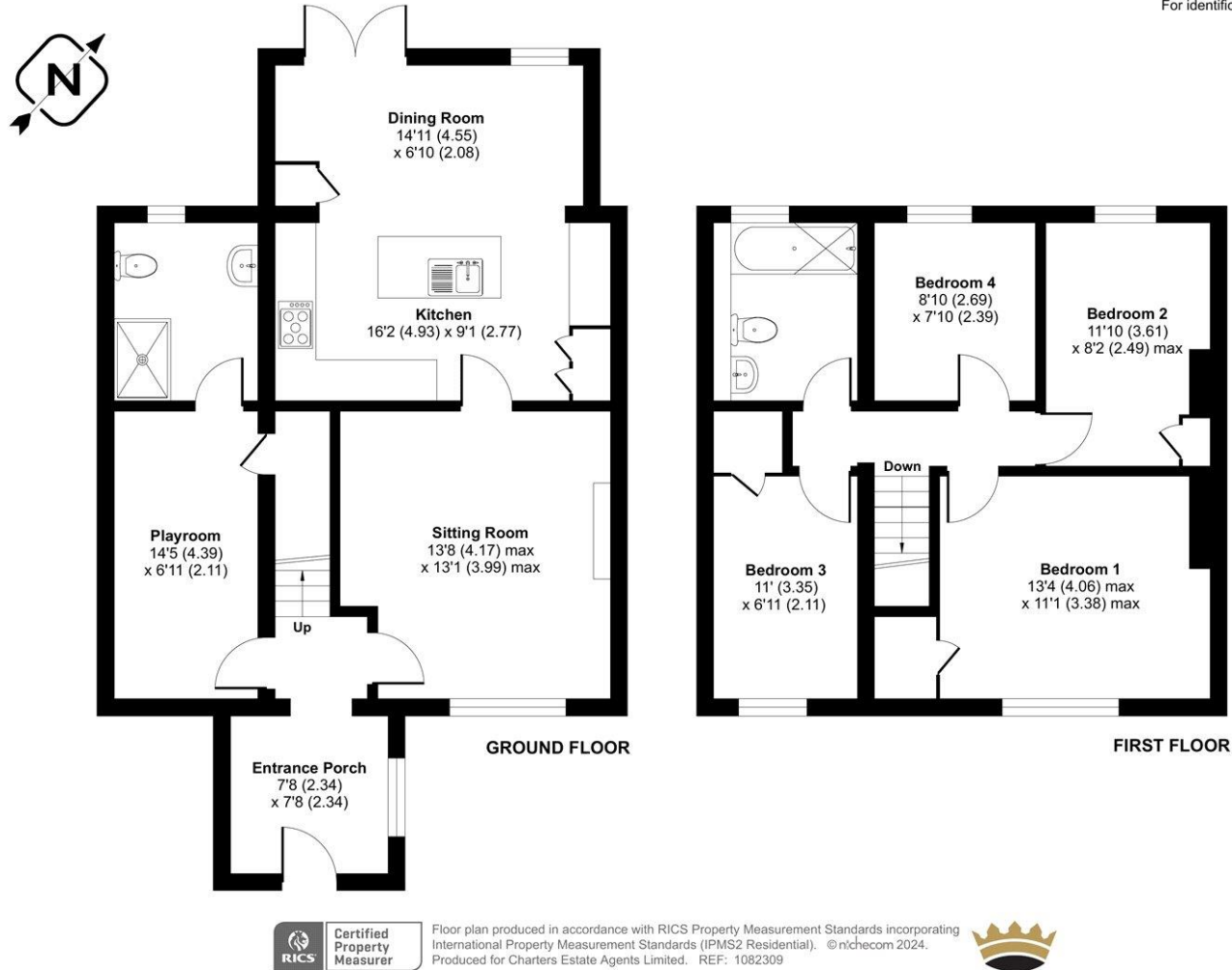
A beautifully presented semi-detached property which has been extended and improved by the current owners to a high standard. The property is well positioned with easy access to Farnham town centre and some of the area's most popular schools.

Upon entering the property you are greeted via a spacious entrance hall with stairs leading to the first floor. At the front of the property, there is a living room which leads through to the open-plan kitchen/dining room. The kitchen has been finished to a high standard to a Shaker design with a centre island and French doors leading to the garden. There is a family/playroom which could be used as a ground floor bedroom suited by a downstairs bathroom. On the first floor, there are four bedrooms and a refitted family bathroom.

Externally in front of the property, there is a shingled driveway with picket fencing and a pathway. There is side access which leads to the private rear garden which has a large patio area across the back of the property. The rest of the garden is mainly laid to lawn and enclosed by wooden fencing.

Approximate Area = 1300 sq ft / 120.8 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England, Scotland & Wales EU Directive 2002/91/EC		

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

- Four bedrooms
- Refitted family bathroom
- Two reception rooms
- Stunning kitchen/dining room
- Driveway parking
- Private rear garden
- Walking distance to Farnham town centre

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band: C

ASKING PRICE

£650,000

TENURE

Freehold