



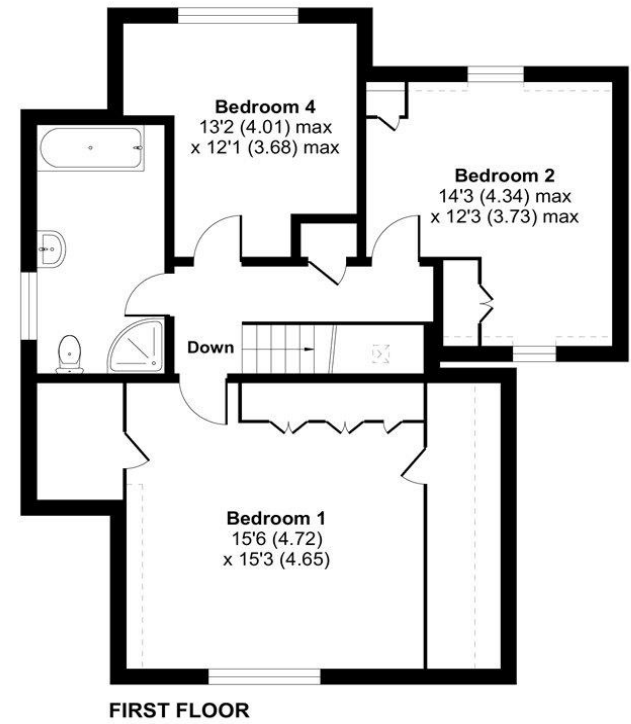
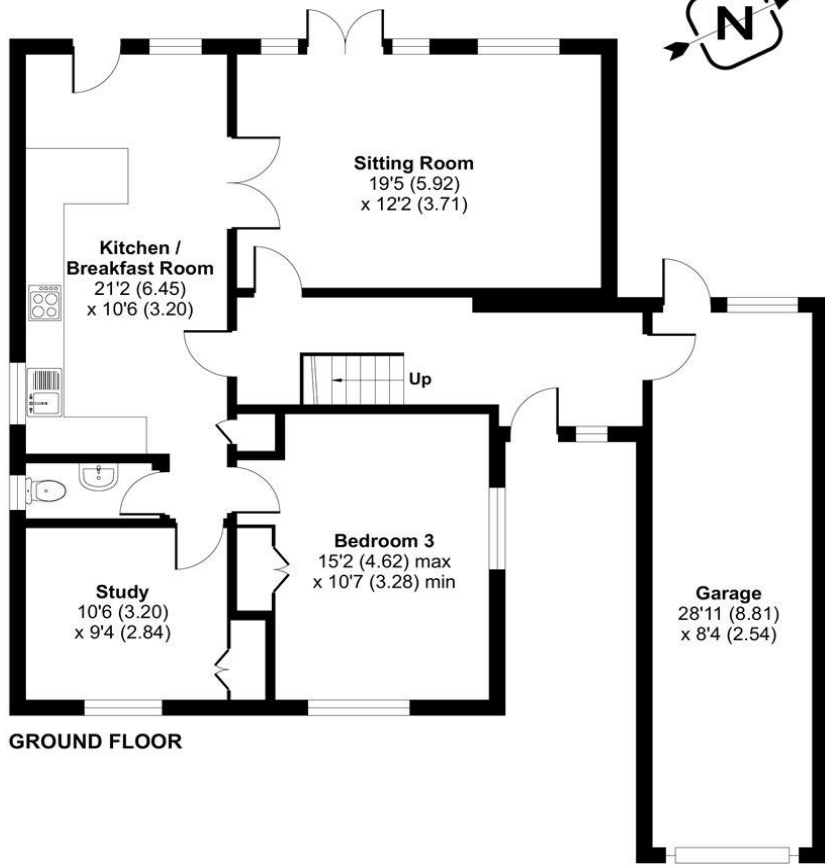


ACCOMMODATION

Situated within a popular area close to local shops, schools and parks is this beautifully presented four-bedroom chalet home offering flexible accommodation throughout. The ideal family home offers fantastic scope for extension, subject to the relevant planning permissions and sits within a great size plot. The downstairs accommodation comprises a modern open-plan kitchen/breakfast room, with an array of wall, base and drawer units, integrated appliances and a breakfast bar. Located to the rear of the property is a spacious sitting room with a log burner and wonderful views across the garden. A good-sized double bedroom, a useful study and a convenient downstairs cloakroom completes the ground floor. Upstairs, the first floor continues to impress with three double bedrooms, two with built in wardrobe space and served by the well-presented four-piece family bathroom. The principal bedroom has plumbing in place for en-suite facilities. Externally, the front of the property has ample driveway parking as well as access to the double length garage with power and lighting. The private rear garden, mainly laid to lawn, is a great size, enclosed by wooden fencing and mature trees, with a patio area ideal for alfresco dining in the summer months.

Denotes restricted head height

Approximate Area = 1770 sq ft / 164.4 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Garage = 242 sq ft / 22.5 sq m
 Total = 2049 sq ft / 190.3 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		84
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1101398

SITUATION

The property is situated in a mature established close within Farnham. Farnham's mainline station provides trains to London Waterloo taking approximately one hour. The A31, M3 (Junc. 4) and A3 are easily accessible, all providing good access to the national motorway network as well as Heathrow, Gatwick and Southampton airports. There is a useful selection of amenities and services in Farnham including Waitrose and two Sainsbury's superstore and a range of specialist retail shops. The locality provides a subtle opportunity to combine urban and country living with the tranquillity of walks and recreational facilities in the countryside whilst being only 11 miles from Guildford and 7 miles from Farnborough.



SPECIFICATION

- Four-bedroom family home
- Impressive kitchen/breakfast room
- Large sitting room with log burner
- Double length garage
- Ample driveway parking
- No onward chain
- Popular location

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band: F

GUIDE PRICE

Asking Price £665,000

TENURE

Freehold