

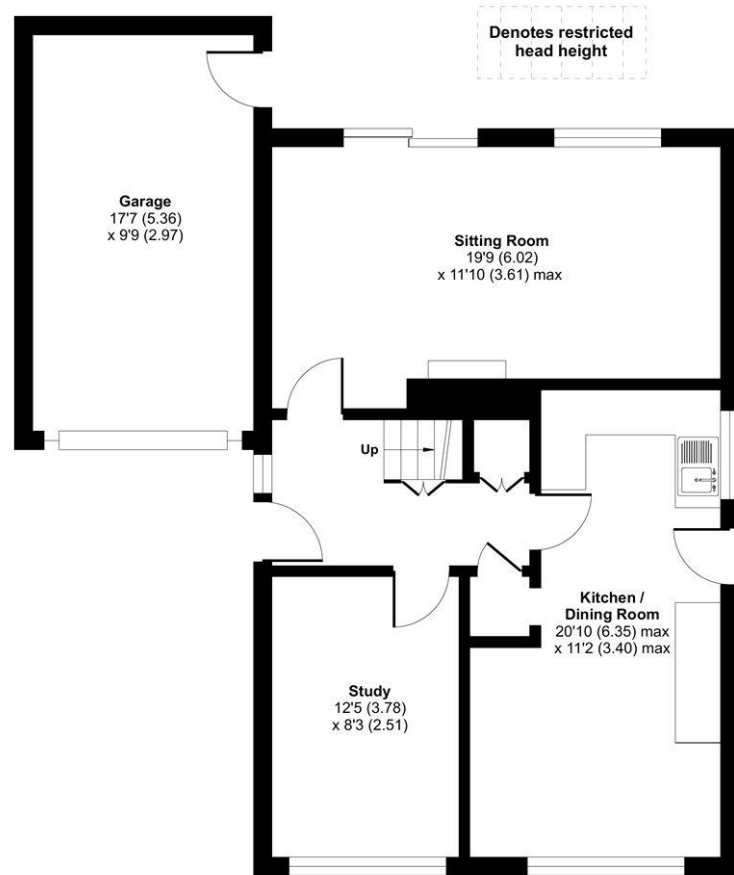


Willow Way, Farnham, Surrey, GU9 0NU



ACCOMMODATION

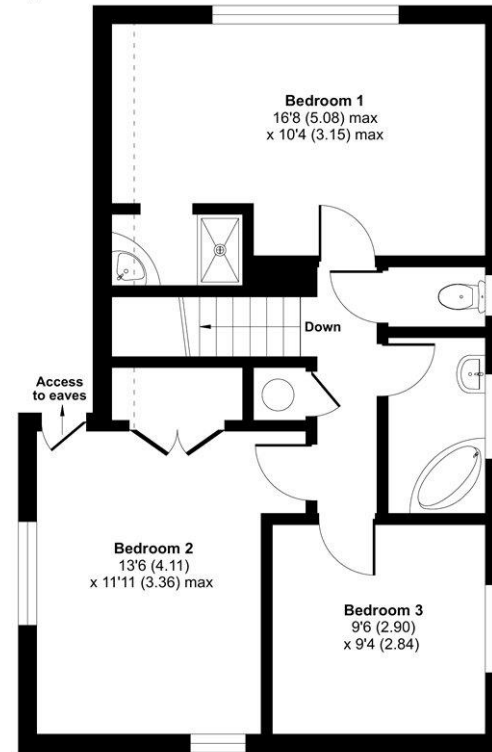
A beautifully presented three-bedroom chalet property offering flexible and well-proportioned accommodation throughout. The property offers fantastic scope for extension, subject to planning permission, and sits within a great size plot for the location. The downstairs accommodation comprises of an open-plan kitchen/dining room. The lovely sitting room is located to the rear of the property and has wonderful views onto the garden. There is a family room, with space for freestanding furniture, which could be used as a bedroom or study if required. The first floor continues to impress with three double bedrooms, family bathroom and en-suite shower room. Outside, the front of the property has an in and out driveway offering plenty of parking. This offers access to the garage with a up and over door, power and lighting. The rear garden is a great size and highly private to be enjoyed throughout the year, enclosed by wooden fencing and mature trees. There is a patio across the rear of the property with the rest of the garden mainly laid to lawn.



GROUND FLOOR



Approximate Area = 1191 sq ft / 110.6 sq m
 Limited Use Area(s) = 15 sq ft / 1.4 sq m
 Garage = 174 sq ft / 16.2 sq m
 Total = 1380 sq ft / 128.2 sq m
 For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(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). ©n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1101352



SITUATION

The property is situated in a mature established road within Farnham, close to the park. 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 superstores 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

- Three-bedroom detached home
- En-suite shower room and family bathroom
- Open-plan kitchen/dining room
- Living room across the back of the property
- Plenty of parking
- Good size rear garden
- Walking distance to shops and schools
- Close to Farnham Park

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band: E

GUIDE PRICE

Offers IEO £550,000

TENURE

Freehold