



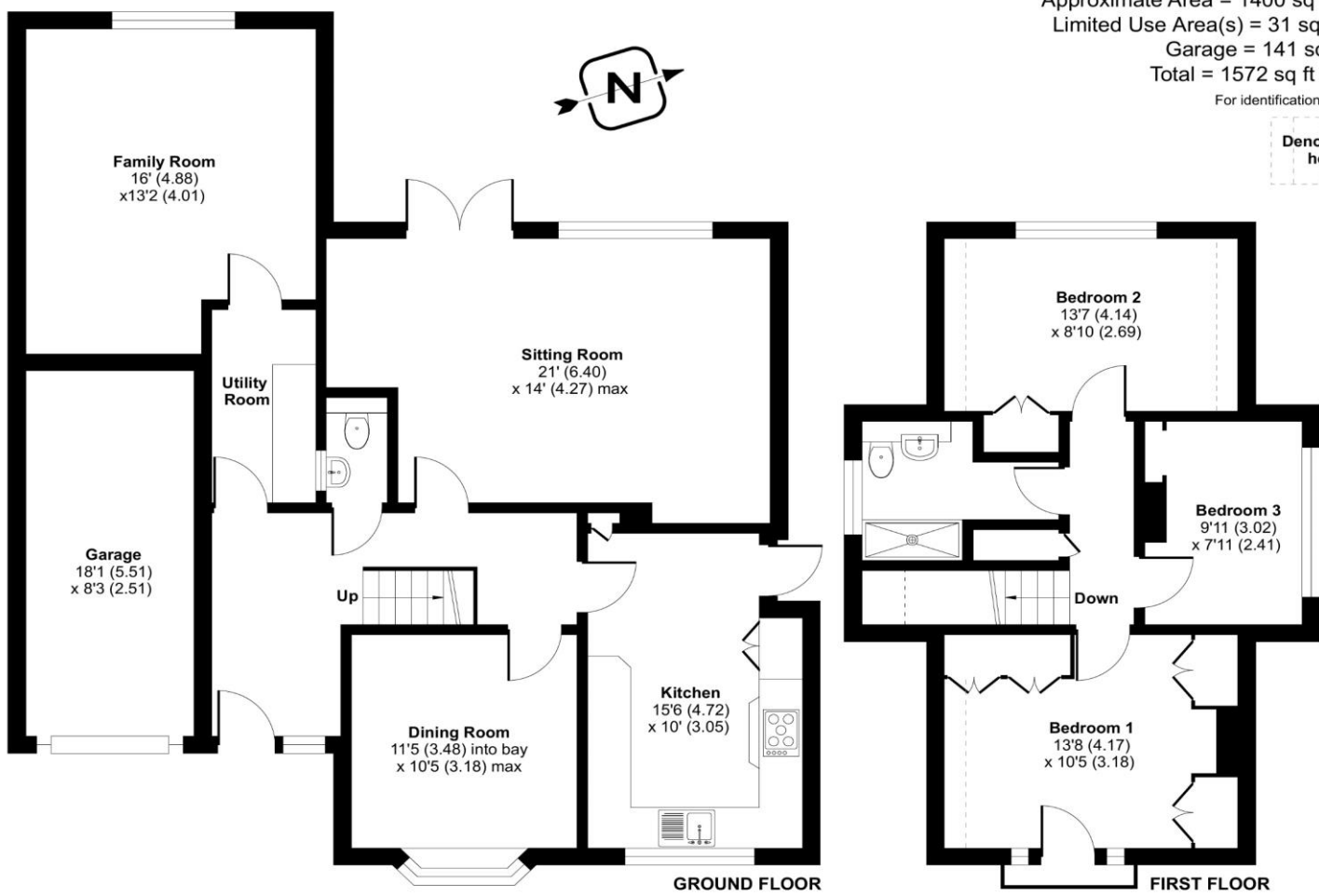


## ACCOMMODATION

Situated within a highly popular location, is this well-presented, detached family home benefiting from no onward chain. Upon entering the property, you are greeted via a spacious entrance hall with a guest cloakroom and doors leading to all further rooms. At the front of the property there is a dining room with a feature bay window, a kitchen/breakfast room with a door leading to the side of the property. Across the back of the home is a spacious sitting room with feature fireplace and French doors leading to the garden allowing superb natural light to filter into the room. The property has been extended to create a family room, which could also be used as a fourth bedroom if desired, with lovely views over the garden and a useful utility room providing additional storage space. On the first floor there are three bedrooms served by a modern bathroom. The principal bedroom also enjoys a private balcony to the front of the home. Externally to the front there is a block paved driveway with access to the single garage. The rear garden has been beautifully maintained with a large patio terrace across the back of the property. There are steps leading up to the rest of the garden, which is mainly laid to lawn. The garden is enclosed with wooden fencing and mature shrubs.

Approximate Area = 1400 sq ft / 130 sq m  
 Limited Use Area(s) = 31 sq ft / 2.8 sq m  
 Garage = 141 sq ft / 13 sq m  
 Total = 1572 sq ft / 145.8 sq m  
 For identification only - Not to scale

Denotes restricted head height



**RICS 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: 1104877



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**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 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**

- Well-presented detached family home
- Three/four bedrooms
- Two/three reception rooms
- Kitchen/breakfast room
- Utility room
- Garage with driveway parking
- Large rear garden
- No onward chain

#### **LOCAL AUTHORITY**

Waverley Borough Council

Council Tax Band - E

#### **ASKING PRICE**

£600,000

#### **TENURE**

Freehold