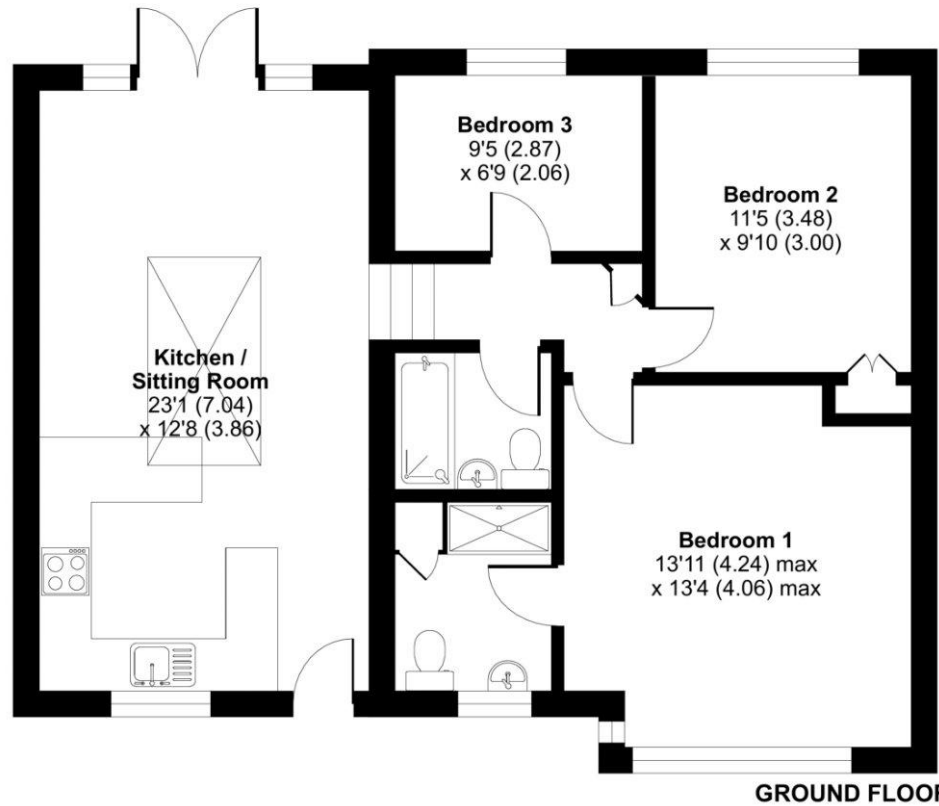


ACCOMMODATION

Nestled in a popular location in Farnham, this beautifully presented semi-detached bungalow offers the perfect blend of modern living and comfort. The heart of the home is the spacious kitchen/sitting room, with a modern kitchen and breakfast bar. A stunning sky lantern floods the space with natural light, while French doors seamlessly connect the indoors to the rear garden, perfect for entertaining or relaxing. The principal bedroom boasts an elegant en-suite shower room, complemented by two additional bedrooms and a stylish family bathroom, providing versatile accommodation for families or downsizers alike. Outside, the property benefits from a shingled driveway to the front with ample parking, and convenient side access leading to the rear garden. The private rear garden is mainly laid out lawn, with a patio area spanning the back of the property, ideal for alfresco dining. Fully enclosed, the garden ensures privacy and security. This bungalow combines contemporary finishes with a prime location, making it an ideal choice for those seeking a move-in ready home in Farnham.

Approximate Area = 807 sq ft / 75 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1236479

SITUATION

The property is situated in a mature established road 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

- Three bedrooms
- Modern bathroom and en-suite shower room
- Open plan kitchen/living room
- Large driveway
- Private rear garden
- No onward chain

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band D

ASKING PRICE £485,000

TENURE

Freehold