



ESTATE AGENTS



Ennerdale Grove, Farnham, Surrey

Price Guide £475,000

Ennerdale Grove, Farnham, Surrey

A beautifully presented and rarely available, two bedroom bungalow, located in a highly desirable cul de sac within a stone's throw of Farnham Park.

The raised position of the property offers fantastic views. The property has been refurbished by the current owners.

The entrance hall leads to the living room, kitchen, two double bedrooms and a spacious family shower room. The living room has fitted double doors that lead into the bright and airy conservatory. The kitchen is fitted with a range of cupboard and drawer units and has an integrated electric oven and gas hob. The kitchen also leads to the conservatory giving the bungalow a lovely open plan feel. The property benefits from double glazed windows and gas central heating.

The garden, which is a particular feature of the property has been landscaped with two patio and entertaining areas, as well as a garden shed. The rear patio is a wonderful area to enjoy the far reaching views of Hankley and Puttenham Common.

Outside is a separate garage with electric up and over door, power and light and a sky lantern. The private driveway has space for three vehicles and a front garden.

Freehold
Council tax band D

- Two double bedrooms
- Entrance hall
- Living room
- Refitted kitchen
- Conservatory
- Garage
- Driveway
- Landscaped rear garden
- Gas central heating
- Double glazing
- Parking for three vehicles
- Quiet cul de sac



Floorplan

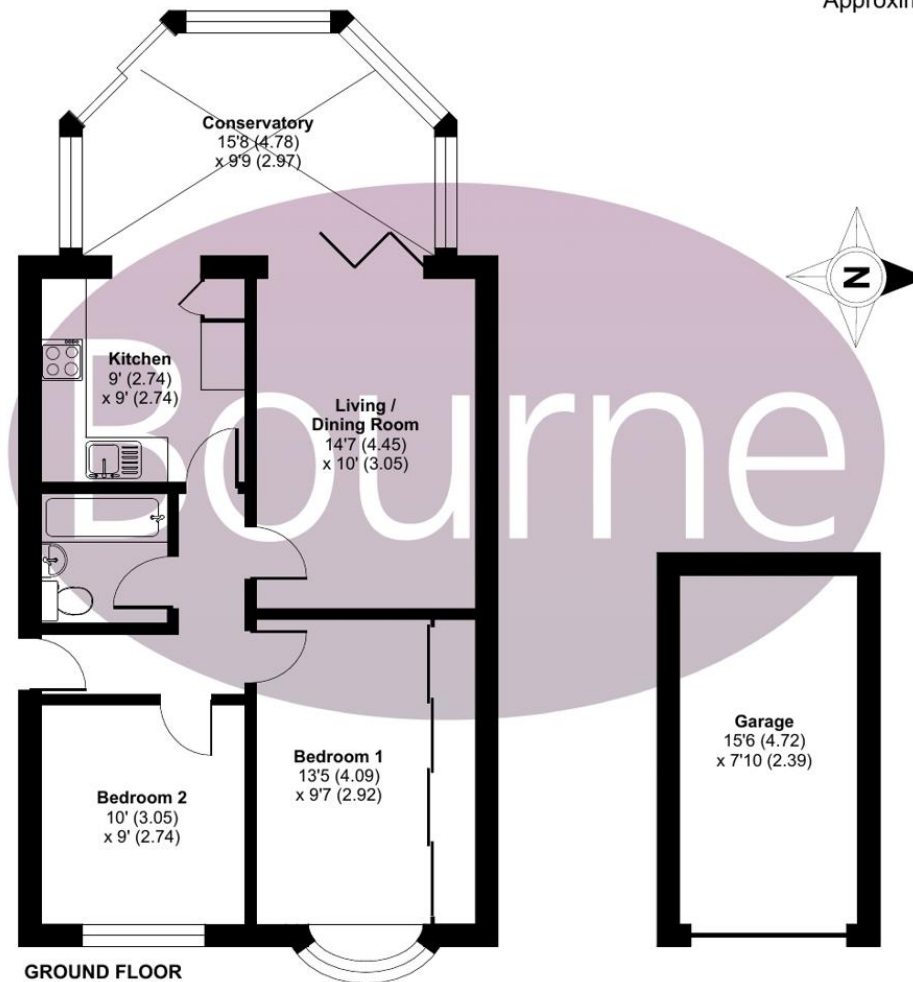
Ennerdale Grove, Farnham, GU9

Approximate Area = 727 sq ft / 67.5 sq m

Garage = 125 sq ft / 11.7 sq m

Total = 852 sq ft / 79.2 sq m

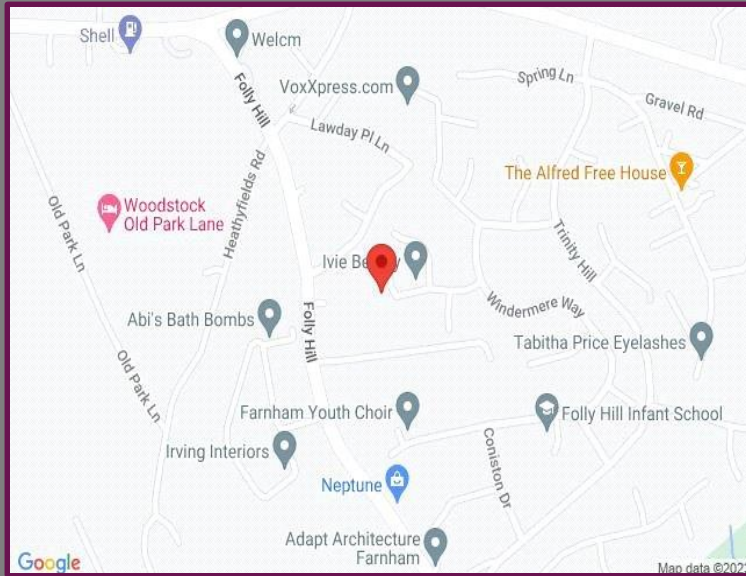
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1060531

Location

The property offers easy access to local amenities, major transport links and the picturesque Farnham Park. Farnham is a historic former market town widely recognised for its attractive architecture. The town offers extensive cultural, educational and shopping amenities. London Waterloo can be reached within an hour by train and the A31 linking Guildford and the A3 to the East and Winchester to the West are both nearby.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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