



Bishops Road, Farnham, Surrey

Offers In Excess Of £325,000



# Bishops Road, Farnham, Surrey

Located in a quiet, no through lane, a chalet style bungalow with outstanding panoramic views over Heath End. There is off road parking for two vehicles and no onward chain.

To the ground floor, there is a hall way leading to the 2nd bedroom, modern three piece bathroom and living room. The living room has a feature, open brick fire place and double glazed French doors onto the garden. The kitchen is located at the back of the property and has pleasant views over the garden and has integrated dish washer, washing machine and fridge.

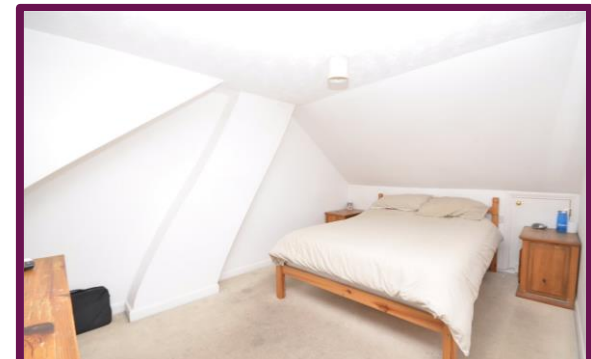
On the first floor, the 13' master bedroom has two windows which offer outstanding panoramic views across Heath End.

Outside to the rear there is a patio area with the remainder of the garden laid to lawn, with plastic storage shed and a further brick built storage shed. The garden is enclosed by panel fencing.

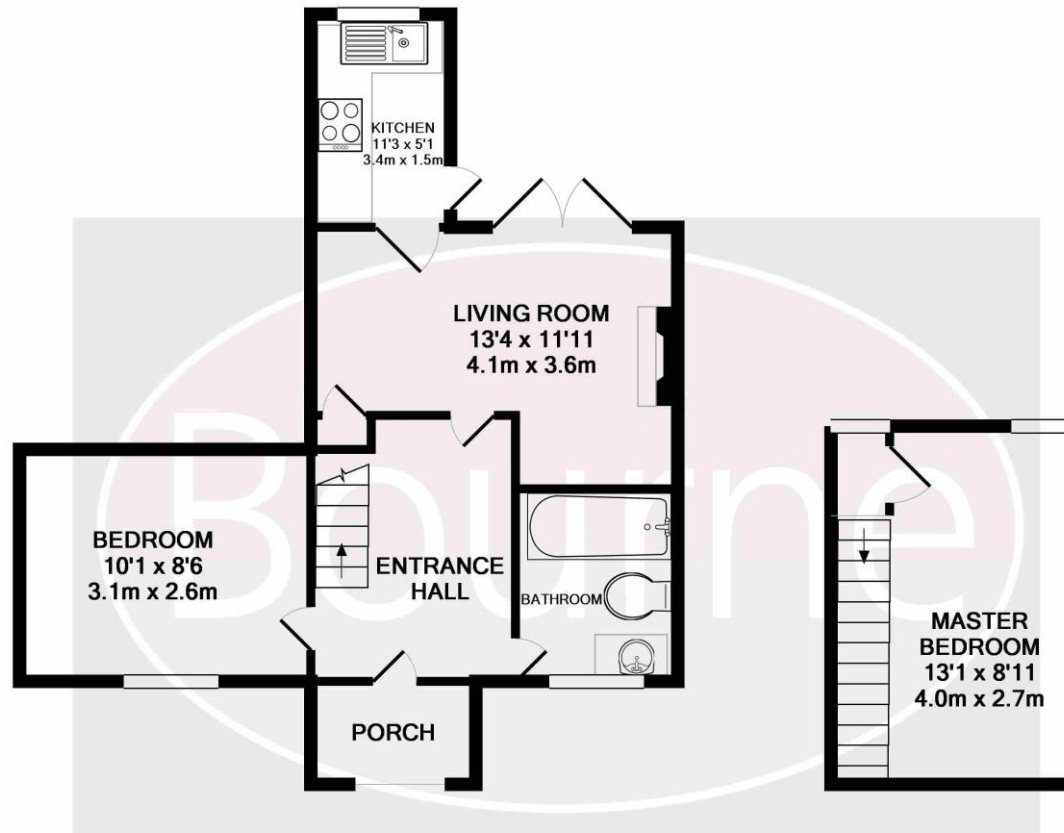
Outside to the front there is driveway parking and an outside covered porch leading to the front door.

Freehold  
Council tax band C

- Entrance porch and hall
- Living room
- Kitchen
- Modern bathroom
- Two bedroom
- Garden
- Driveway parking
- Gas central heating
- Far reaching viewings
- Quiet lane
- Close to amenities



# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 375 SQ.FT.  
(34.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 117 SQ.FT.  
(10.8 SQ.M.)

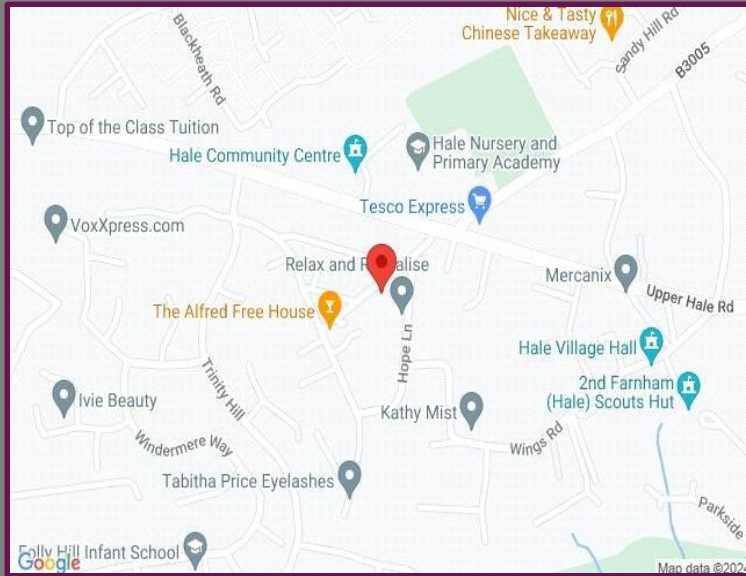
TOTAL APPROX. FLOOR AREA 491 SQ.FT. (45.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Location

Bishops Road is a quiet lane, situated in Heath End and has easy access to local schools and amenities, including Tesco Express and Sainsbury's.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</b>	
(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	

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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