



ESTATE AGENTS



Greenhill Way, Farnham, Surrey

Price Guide £850,000

Greenhill Way, Farnham, Surrey

An attractive & extremely versatile, three bedroom detached property that has been tastefully updated, on a private plot with wonderful far reaching views in a highly regarded location on the south side of Farnham.

To the ground floor the spacious accommodation offers real flexibility. There is a 16' dual aspect bay fronted living room with a feature fireplace with wood burner & opens into the 15' dining room with French doors to the rear garden. The 18' kitchen/dining room is fitted with a range of units & drawers with work surfaces, tiled flooring & has Velux windows. There is a built in stainless steel double oven, an electric hob with extractor over & fitted dishwasher. The large utility room offers a separate sink & downstairs cloakroom. There is a further 12' family room/study.

To the first floor, the landing has eaves storage. The 16' dual aspect master bedroom has a fitted wardrobe & a Velux window benefiting from fantastic views. There are two further bedrooms as well as a contemporary re-fitted, three piece tiled family bathroom.

Outside the property sits on a stunning plot overall. To the front there is a screened gravel driveway providing ample off road parking, leading to the detached garage. The enclosed, well maintained rear garden has a full width paved patio that extends to the side of the property, a lawn area with vegetable section & well-stocked flower beds, a greenhouse, potting shed, storage and side access to the rear garden on both sides of the house.

Freehold
Council tax band E

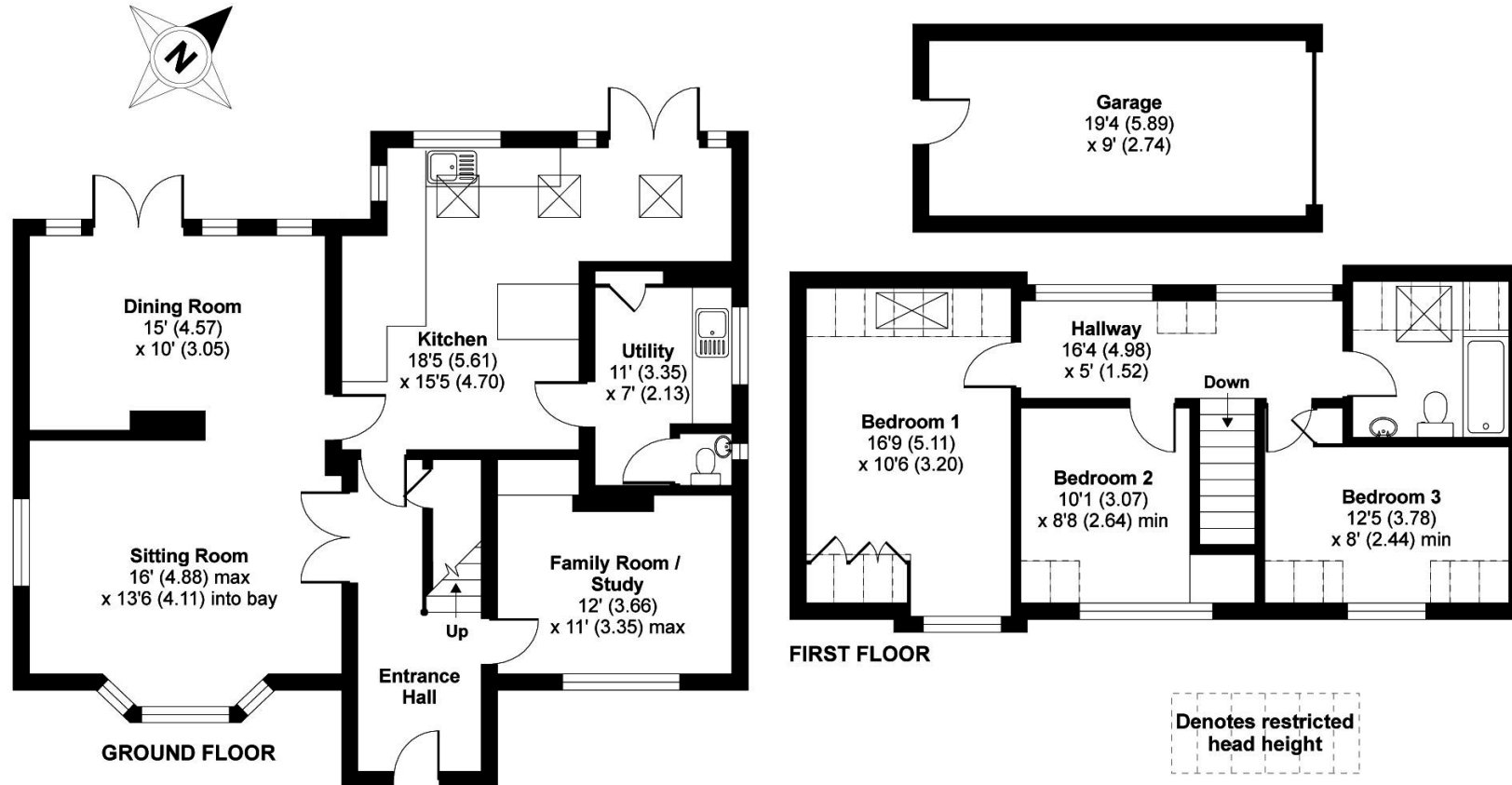
- Detached Family Home
- Three Bedrooms
- Family Bathroom
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Family Room/Study
- Stunning Private Garden
- Far Reaching Views
- Detached Garage With Ample Driveway Parking



Floorplan

Greenhill Way, Farnham, GU9

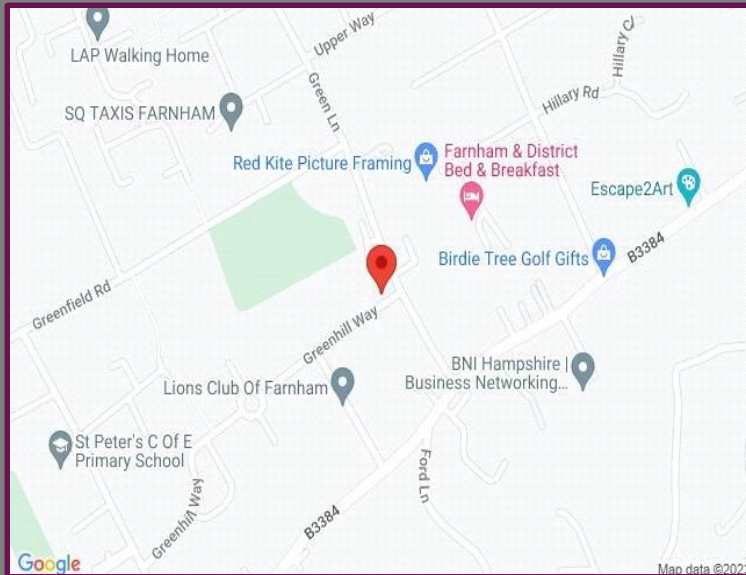
APPROX. GROSS INTERNAL FLOOR AREA 1592 SQ FT 147.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Location

Greenhill Way is situated in a popular position to the favoured south side of Farnham & is set back from the road in a peaceful spot overlooking a small green. There are reputable schools, bus routes & amenities close by & Farnham station is approximately 1.2 miles.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 94 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 52 | |
| (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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