



ESTATE AGENTS



Guildford Road, Farnham, Surrey

Price Guide £525,000

Guildford Road, Farnham, Surrey

Holly Tree House is within easy reach of Farnham town centre and Farnham Park. This attractive three bedroom detached home offers great accommodation and potential to extend STPP.

Access the property is via the side passage.

To the ground floor there is a light & airy, fabulous brand new fitted kitchen/dining room with space for a good-sized table. There are ample cupboards and units with integrated fridge/freezer, dish washer, washing machine, oven and an electric hob. There are double glazed French doors to the garden. From the kitchen there is an inner lobby with a door to the downstairs WC and leads through to the 18' living room. The living room has steps down to wood flooring and has a log burner and plantation shutter blinds.

On the first floor there are three bedrooms and a four piece family bathroom with a free standing bath and walk-in shower.

Outside, there is a small planted area to the front, side access and an approx. 70 ft private rear garden enclosed by panel fencing. A patio seating area adjoins the property and has steps up to the lawned garden. There is a flower and shrub border, a timber garden shed and a Wendy house.

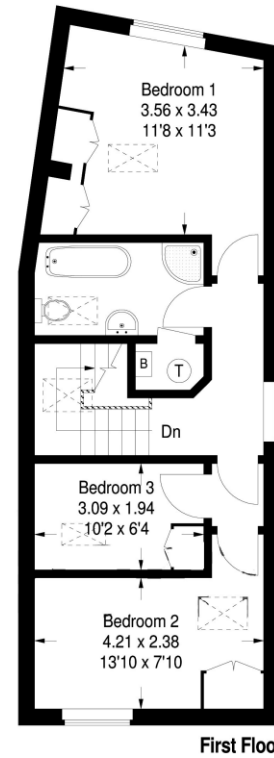
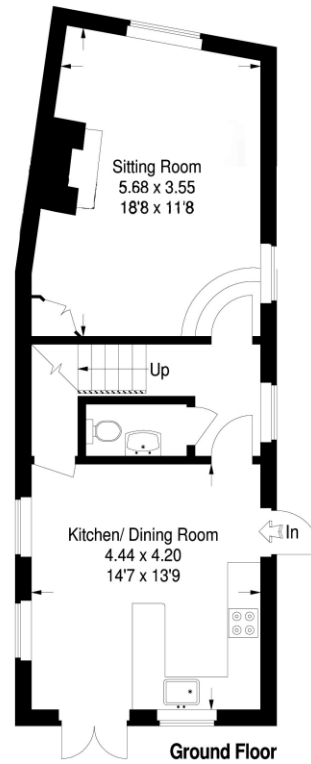
Freehold
Council tax band D

- Detached Family home
- Three Bedrooms
- Family Bathroom
- Newly fitted Kitchen/Dining Room
- Living Room
- Down Stairs WC
- Close To Farnham Park
- Close To Town Centre and Railway Station
- Private Rear Garden
- NO ONWARD CHAIN
- Electric radiator heating
- Double glazing



Floorplan

Approximate Gross Internal Area :-
101 sq m / 1087 sq ft



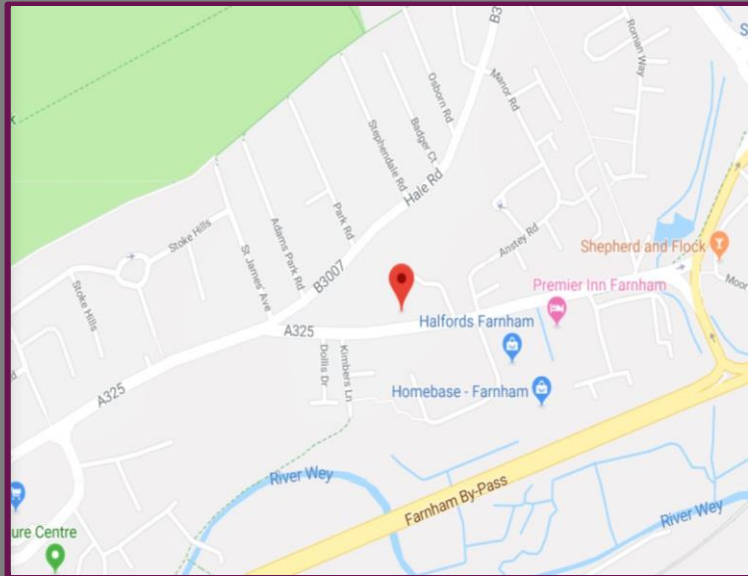
FLOORPLANZ © 2010
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This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows & door openings are
approximate.
Whilst every care is taken in the
preparation of this plan, please
check all dimensions, shapes &
compass bearings before making
any decisions reliant upon them.

**Guildford Road,
Farnham Surrey, GU9 9PU**

Location

Guildford Road is ideally situated on the edge of the Georgian town centre of Farnham just 1/4mile from the park and within walking distance of the railway station. The town offers comprehensive shopping facilities together with well-regarded schools, cultural and leisure pursuits. Farnham mainline station serves London Waterloo within the hour. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(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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