



Stream Farm Close, Farnham, Surrey

An extended and spacious detached family home in need of some modernisation, tucked away in a quiet cul-de-sac moments from South Farnham infant school.

To the ground floor there is a large entrance hall that leads through to the downstairs WC. From the entrance hall there are double doors that open into the impressive 22' living room with parquet flooring, which then leads into the kitchen/breakfast room and study. There are French doors that lead onto the south facing rear garden and also stairs to the first floor. The 19' kitchen/breakfast room has been fitted with an extensive range of cupboards and drawers. The kitchen is also fitted with a gas cooker, five ring gas hob, display cabinets and wood block work surfaces. It incorporates a breakfast bar and slate flooring. There is a utility room with fitted cupboards and sink. The 9' stunning conservatory makes a great addition. There is also a 10' study overlooking the front garden and driveway.

To the first floor there are four bedrooms and a family bathroom. Bedroom two has built-in wardrobes. There is a part tiled en-suite shower room to the master bedroom fitted with a white three piece suite and a fully tiled family bathroom that is also fitted with a white three piece suite.

Outside there is a large open plan front garden that extends to the side of the property, with a carport and a double width driveway. The private rear garden has a full width paved patio adjoining the property with steps leading up to the lawn area which is enclosed by mature hedging and fencing with side access and a storage shed.

Freehold
Council tax band F

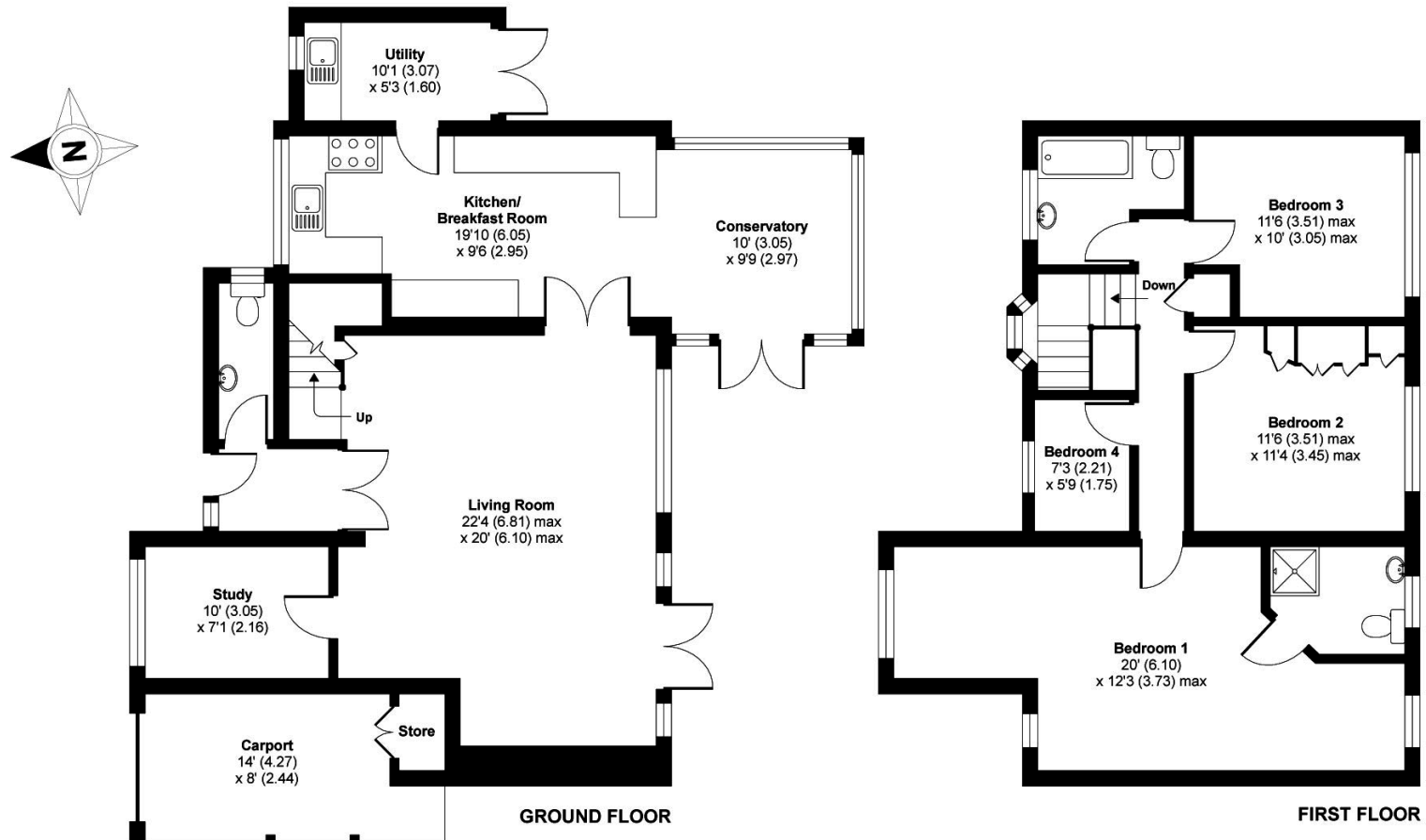
- 22' Living room
- 19' Kitchen/breakfast room
- Three double bedrooms
- Conservatory
- Large south facing rear garden
- Cloakroom
- Study
- Family bathroom
- En-suite shower room
- Utility room
- Garage and driveway parking



Floorplan

Stream Farm Close, Lower Bourne, Farnham, GU10

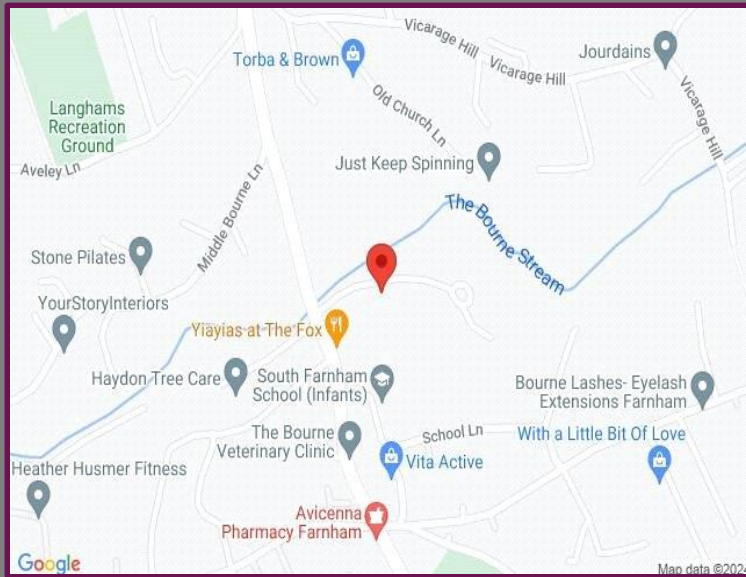
APPROX. GROSS INTERNAL FLOOR AREA 1660 SQ FT 154.2 SQ METRES (EXCLUDES CARPORT & STORE)



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

The property is tucked away in a quiet cul-de-sac, within the highly regarded village of Lower Bourne, a highly desirable location to the favoured south side of Farnham. There are local shops, pubs, bus routes and one of the area's most reputable schools within the Bourne, and Farnham mainline station is approximately 1.1 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(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...

FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD

Tel: 01252 723383 | Email: sales@bourneestateagents.com

Web: www.Bourneestateagents.com