



ESTATE AGENTS



Ambleside Crescent, Farnham, Surrey

This spacious detached home offers well presented accommodation throughout and is situated at the end of a small cul de sac within this popular development. Farnham's historic deer park is approximately a 10 minute walk away and the elegant Georgian town centre.

The current owners have maintained the house to a high standard and made many improvements including a stylish kitchen, modern four-piece bathroom, mood lighting and discreet in-ceiling, sonos speaker system. The property occupies a generous corner plot and offers plenty of scope to extend over the garage, stpp.

A large central hallway provides access to all ground floor rooms as well as stairs leading to the first floor. The large, double aspect, living room has a feature fireplace and doors leading out to the rear garden. A separate room located to the front of the house makes an ideal dining or family room. To the rear of the property is the fitted kitchen with a comprehensive range of high gloss units, worktops and integrated appliances. A further benefit is the utility room with fitted units and appliance space, as well as a w.c. and wash basin.

On the first floor are four bedrooms, three doubles and a single, as well as the family bathroom with both a bath and shower cubicle. To the front of the house is a driveway providing parking for three vehicles and a double garage.

The secluded landscaped rear garden is mainly laid to lawn with natural screening and also features a full width paved patio area.

Freehold
Council tax band E

- Detached Home
- Four Bedrooms
- Double Garage
- Four Piece Family Bathroom
- Utility Room
- Driveway For Three vehicles
- Walking Distance of 'Outstanding' Schools
- Double Glazing Throughout
- Flexible Downstairs Living



Floorplan

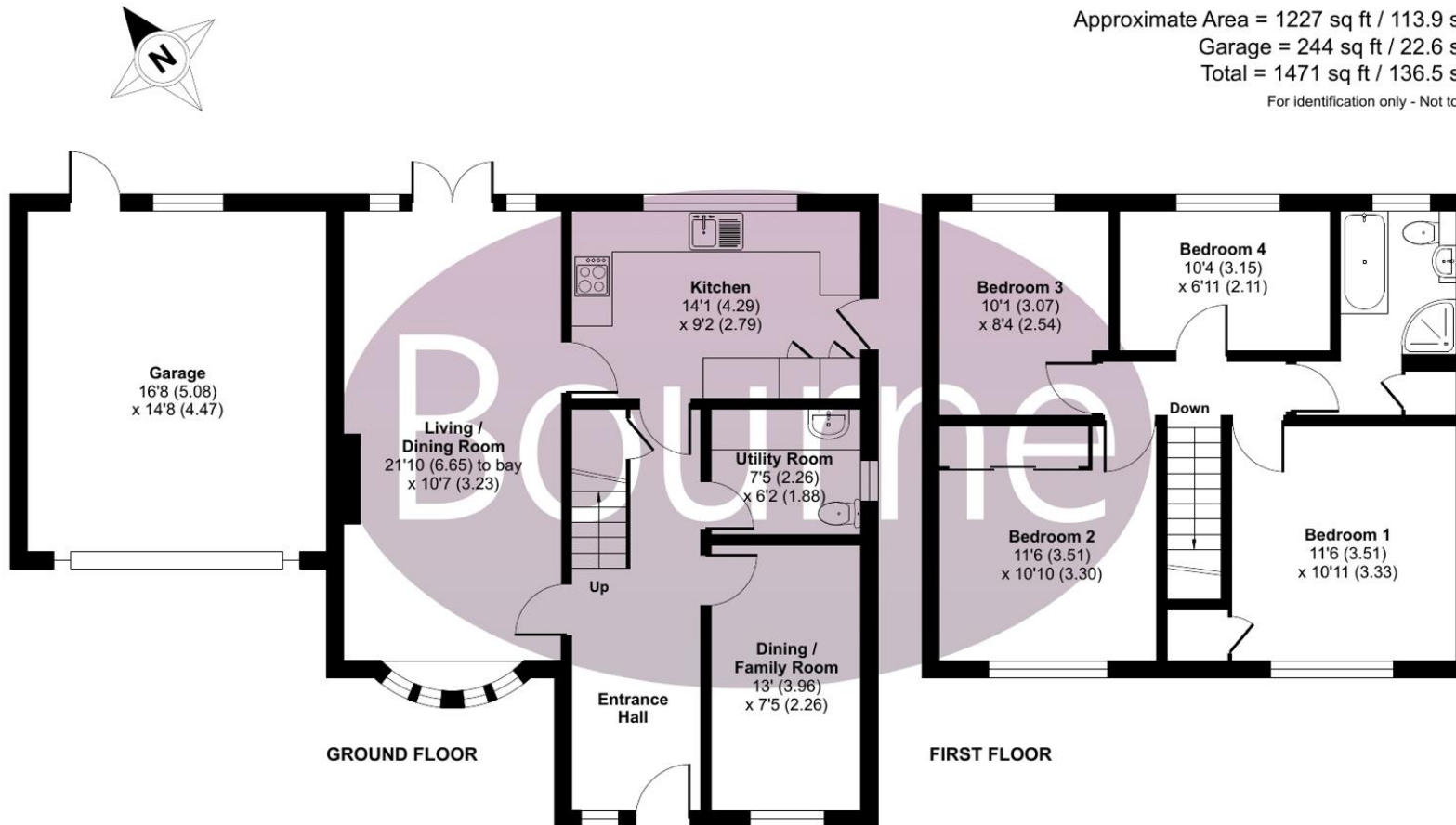
Ambleside Crescent, Farnham, GU9

Approximate Area = 1227 sq ft / 113.9 sq m

Garage = 244 sq ft / 22.6 sq m

Total = 1471 sq ft / 136.5 sq m

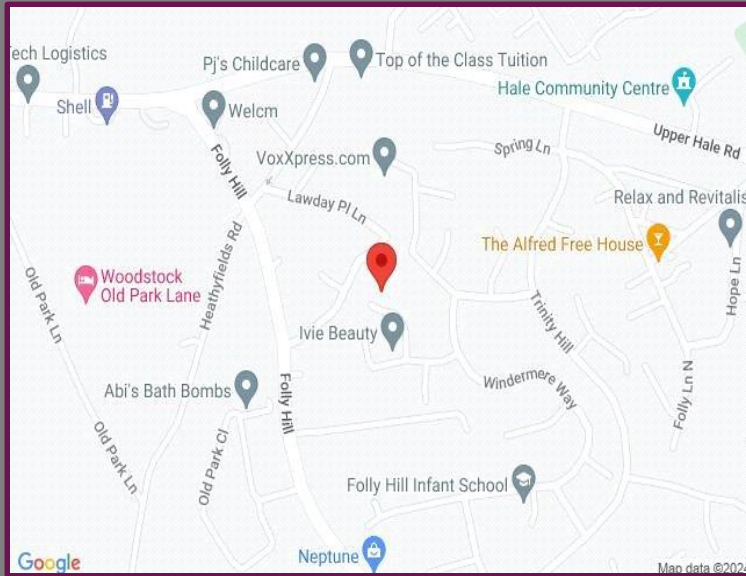
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1094495

Location

From Castle Street proceed up Folly Hill and after approximately 1 mile turn right into Drovers Way. Take the third left into Grasmere Road, first left into Windermere Way, right into Ennerdale Grove and right into Ambleside Crescent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	81
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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