



Upper South View, Farnham, Surrey

Price Guide £650,000

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Located in the heart of Farnham town centre is this pretty extended, Victorian three bedroom, semi detached home with a private rear garden.

To the ground floor the entrance hall leads through to the living room and stairs to the first floor. This fabulous property offers wonderful open plan living with a bay fronted living room with fitted plantation shutter blinds, feature fire place and bespoke fitted shelving and storage. The dining area has a wood burning stove and leads through to the kitchen. One of the outstanding features to this fabulous home is the stunning refitted kitchen which has a vaulted ceiling and has a range of cupboard and drawer units, with granite and solid wood work tops. There is a Belfast sink, space for a range cooker and integrated dish washer. There is a storage/larder cupboard and access to the WC. The kitchen provides access to the garden.

To the first floor there are two double bedrooms with the main bedroom having fitted wardrobes as well as a light and airy refitted four piece family bathroom.

To the second floor there is a wonderfully bright dual aspect double bedroom with fitted eaves storage.

Outside the private rear garden is enclosed by panel fencing with side gate access. There is a paved terrace adjoining property leading to artificial grass. There is a general storage area and log store.

Freehold
Council tax band D

- Three bedrooms
- Entrance hall
- Double glazed sash windows
- Open plan living/dining/kitchen
- Four piece family bathroom
- Private garden
- Period features
- Located close to Farnham park and town centre
- Gas central heating



Floorplan

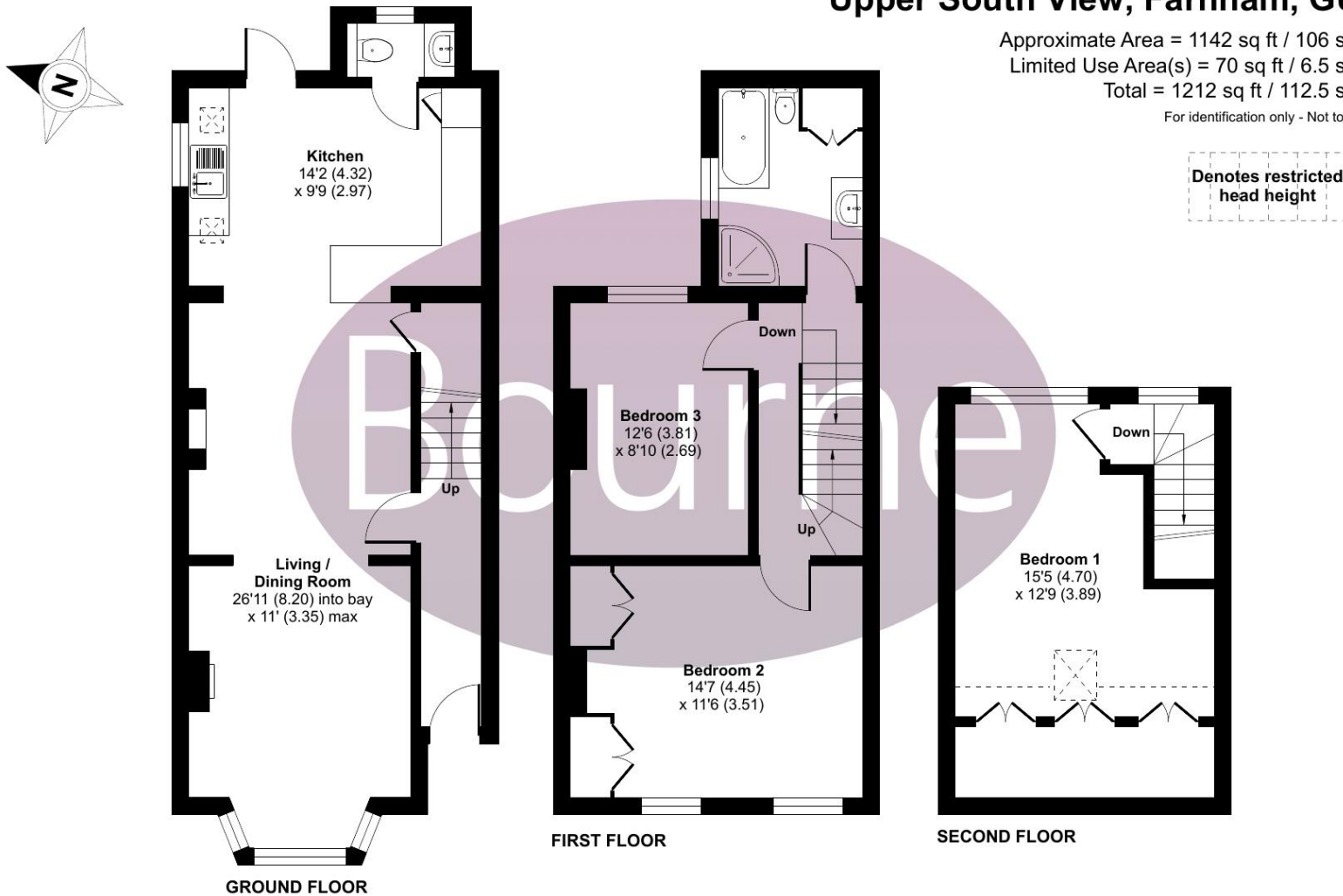
Upper South View, Farnham, GU9

Approximate Area = 1142 sq ft / 106 sq m

Limited Use Area(s) = 70 sq ft / 6.5 sq m

Total = 1212 sq ft / 112.5 sq m

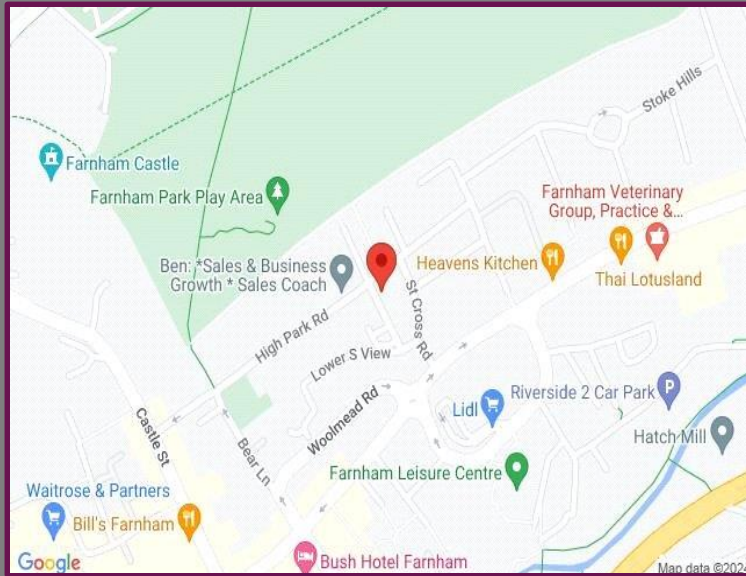
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1101038

Location

Upper South View is a no through road situated in a very popular part of the town approximately 500 metres level walk from the centre of town. At the end of the road there is immediate access onto Farnham Park which boasts acres of open parkland ideal for walking and cycling. The convenience of this location in a tucked away well established backwater cannot be underestimated and Farnham mainline station is approximately 0.5 of a mile away which provides a regular service to London Waterloo within the hour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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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