



Penfold Croft, Farnham, Surrey

Price Guide £475,000



# Penfold Croft, Farnham, Surrey

A well presented and deceptively spacious three double bedroom, semi detached home, located in a popular quiet development and presented to the market with no onward chain.

To the ground floor there is an entrance porch leading to an entrance hall with access to the light and airy living room. The living room has a feature bay window and leads through to the dining room with understairs storage and double glazed French doors to the garden. From here is the fitted kitchen which overlooks the rear garden and has an integral oven and 5 ring gas hob as well as further fitted appliances. The kitchen leads through to the good size garage and onto the spacious utility room.

To the first floor the layout and footprint would allow for a four bedroom property should this be required, Currently there are three good sized double bedrooms and a spacious three piece bathroom with shower unit over the bath.

Outside there is a patio adjoining the property with the remainder laid to decorative stone and artificial grass, with a wide array of mature shrubs and trees with side access.

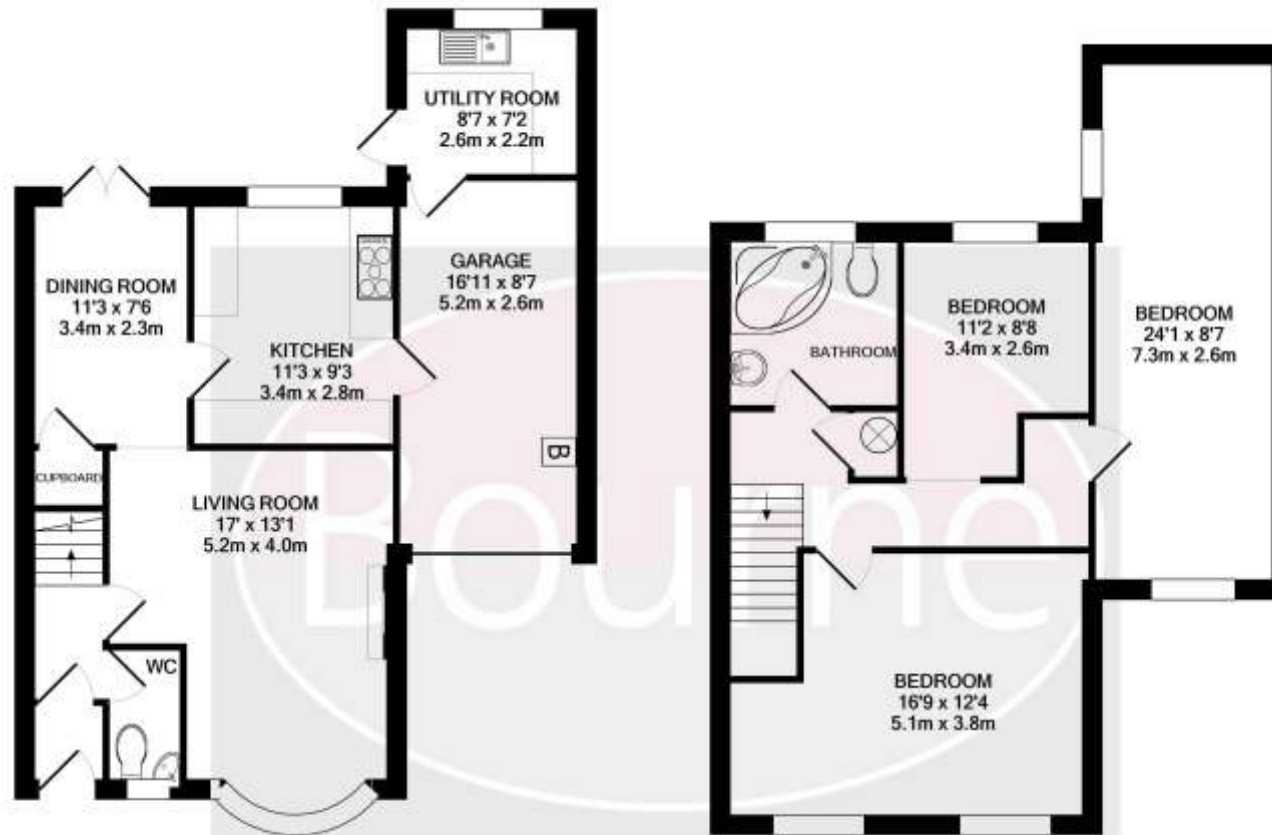
Outside to the front there is driveway parking and a decorative stone area.

N.B-Please note that the owner of this property is associated with Bourne Estate Agents.

- Three bedrooms
- Entrance porch and entrance hall
- Living room
- Dining room
- Fitted kitchen
- Utility room
- Large garage
- Family bathroom
- Private garden
- Double glazing and Gas central heating



# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 661 SQ.FT.  
(61.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 653 SQ.FT.  
(60.7 SQ.M.)

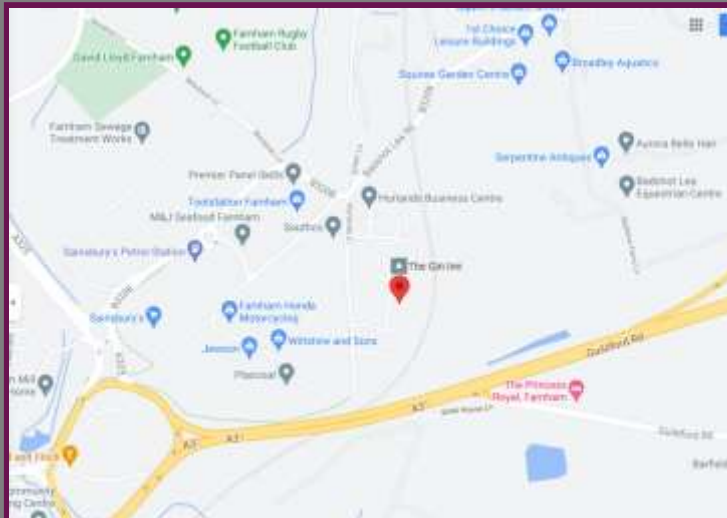
FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 1314 SQ.FT. (122.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Location

The property is tucked away in a cul-de-sac position on a popular modern development within Badshot Lea. There are local amenities & good road connections close by & Farnham station is approximately 1.2 miles away.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



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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