



Shady Nook, Farnham, Surrey

Offered to the market for the first time in over 45 years, a three bedroom detached bungalow with a larger than average double garage. No chain.

The front door leads into the entrance hall with access to the garage and living room. The living room overlooks the rear garden and leads through to the dining room. There is then access to the kitchen which has a wide range of cupboard and drawer units, integrated eye level oven and grill, integrated fridge and space for a washing machine and there is a door to the side. The inner hallway leads to the three bedrooms and bathroom.

Outside, there is a block paved drive for several vehicles, leading to the larger than average double garage with electric roller shutter, power and light and a side door into the garage.

The private rear garden enjoys far reaching views back towards Farnham and Farnham Park. There is a paved terrace and steps up to a mainly lawned garden with a selection of mature shrubs. There is a garden shed and side gate access either side of the bungalow.

Freehold
Council tax band E

- Three bedrooms
- Hallway
- Living room
- Dining room
- Kitchen
- Bathroom
- Double glazing
- Gas central heating
- Driveway parking for several vehicles
- Larger than average double garage
- Located very close to direct access to Farnham Park
- No onward chain



Floorplan



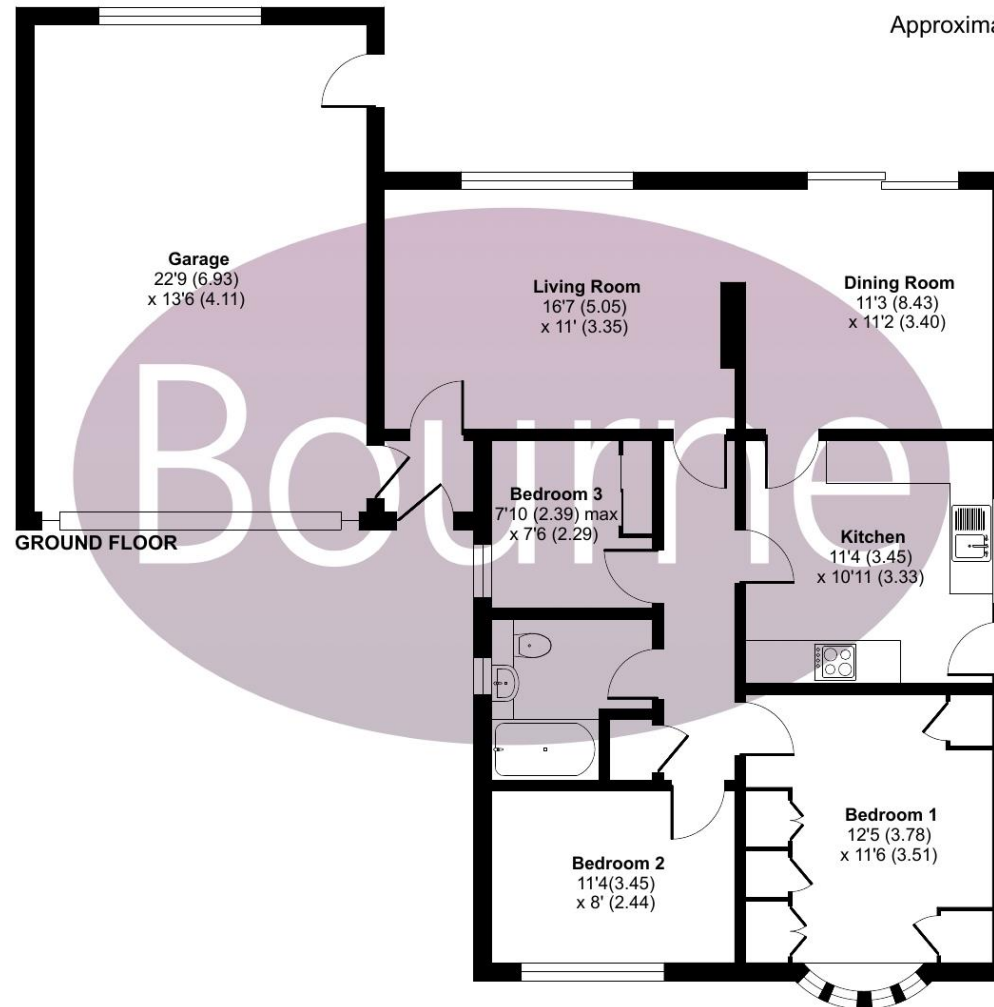
Shady Nook, Farnham, GU9

Approximate Area = 920 sq ft / 85.4 sq m

Garage = 351 sq ft / 32.6 sq m

Total = 1271 sq ft / 118 sq m

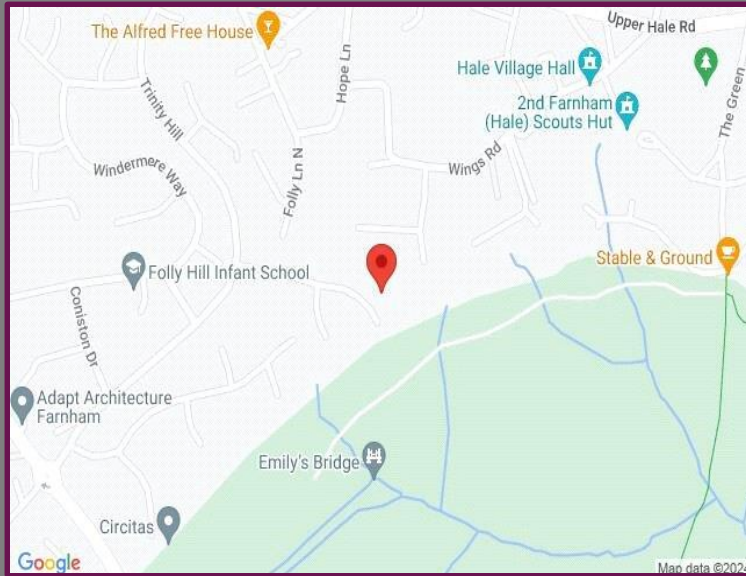
For identification only - Not to scale



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: 1115733

Location

The property is situated in the popular Folly Hill area, moments from local school and shops and Farnham Park are also close by and Farnham station is within 1.5 miles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(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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