

Bourne

ESTATE AGENTS



FOR SALE  
Bourne  
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Tilford Road, Rushmoor, Farnham, Surrey

Price Guide £599,950

## Tilford Road, Rushmoor, Farnham, Surrey

A simply stunning 1930s semi-detached house is positioned in the sought-after village of Rushmoor, near Tilford. It has been very well designed and extended to offer spacious and flexible accommodation, perfect for modern family living.

Ideal for:

- Families of all ages
- Professionals
- Downsizers
- Investors

This is a truly special property that is sure to appeal to a wide range of buyers. If you are looking for a spacious and stylish home with a stunning garden, then this is the perfect property for you.

Freehold

Council tax band D

- Stunning 1930s semi-detached house
- Sought-after village location
- Spacious kitchen dining/family room
- 27' detached garage
- Large, westerly facing garden
- Offered for sale in excellent condition
- Stylish 13' living room with log burner
- Contemporary family bathroom



# Floorplan

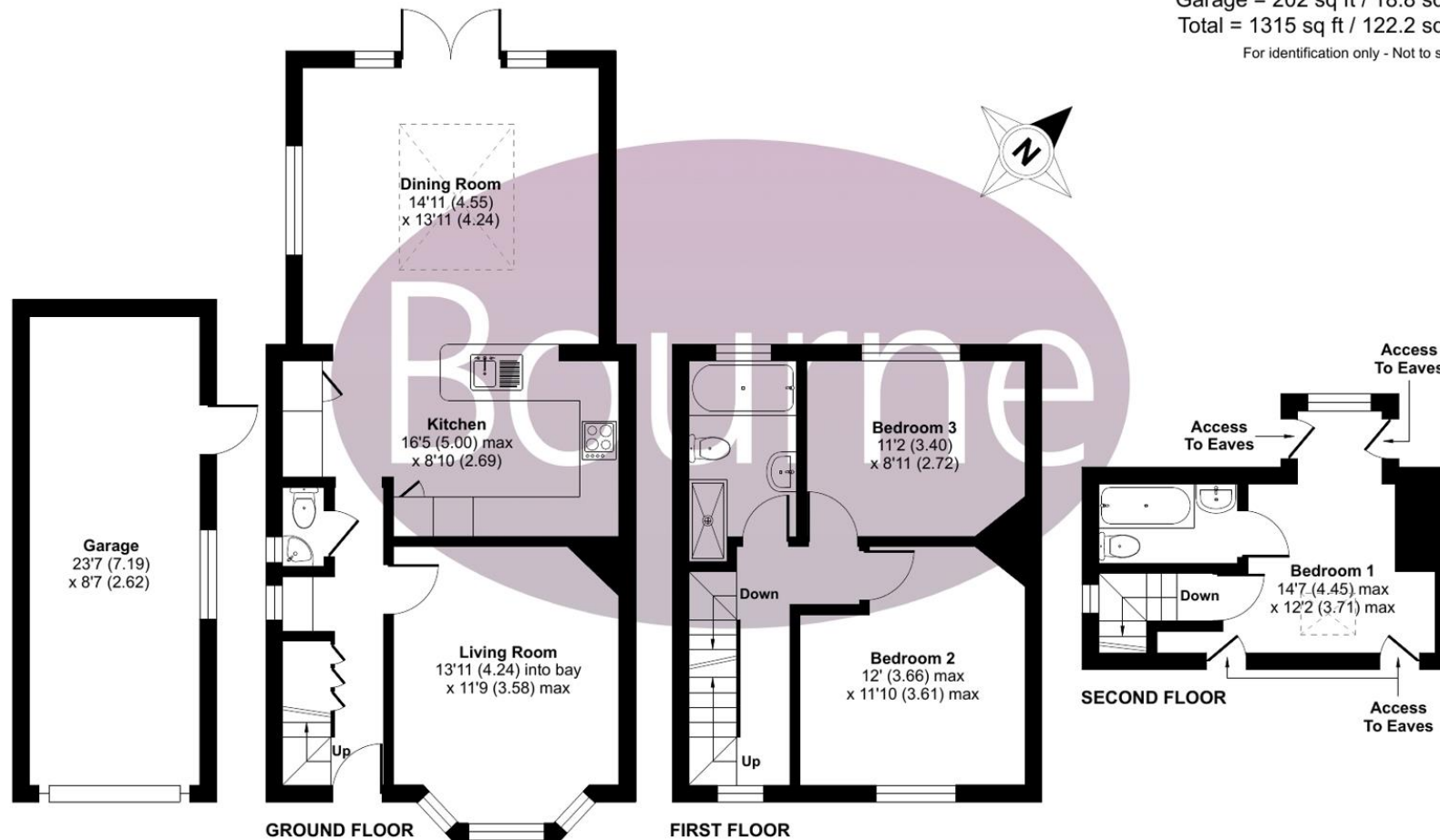
## Mon Abri Tilford Road, Farnham, GU10

Approximate Area = 1113 sq ft / 103.4 sq m

Garage = 202 sq ft / 18.8 sq m

Total = 1315 sq ft / 122.2 sq m

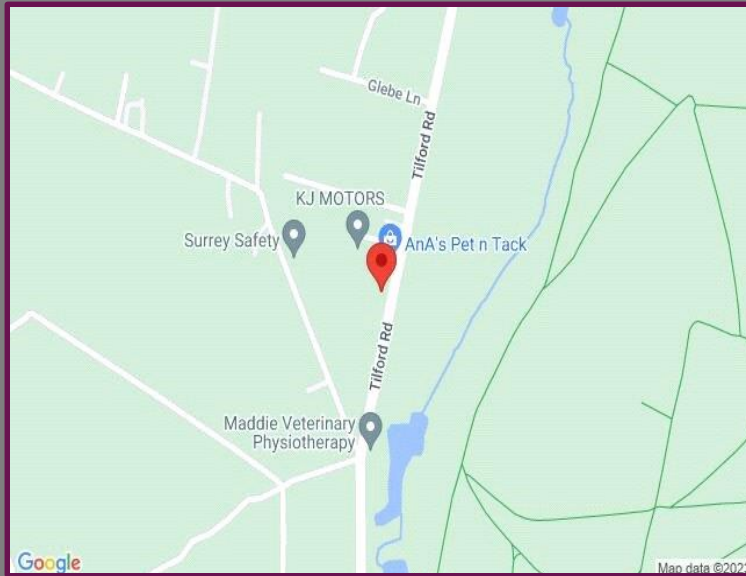
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7hocom 2023. Produced for Bourne Estate Agents. REF: 1052098

# Location

Rushmoor/Tilford is bisected by the River Wey and provides an old inn, church, schools, village store, private golf club and fine cricket green. Tilford is in an area designated as being of Outstanding Natural Beauty and the countryside is interlaced with footpaths and bridle paths and is renowned for its commons; many under the ownership of The National Trust.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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