



ESTATE AGENTS



Bricksbury Hill, Farnham, Surrey

Price Guide £399,950

Bricksbury Hill, Farnham, Surrey

Offered with no onward chain is this three bedroom extended terraced home, with well-proportioned gardens to the front and rear.

Enter into the porch and then through to the entrance hall where you will find stairs to the first floor and doors to the various rooms. Off the hall there is a cloakroom with a WC and wash hand basin and there is understairs storage. Positioned to the left is the sitting room which is open plan to the dining room. To the rear of the dining area is the kitchen. The kitchen features a full range of wall and base units with surfaces over and space for appliances. Off the kitchen, is a utility area which also provides further storage.

To the first floor, there are two double bedrooms and a single bedroom. Completing the first floor is the bathroom.

The rear garden is tiered and offers various flat levels which have been laid to patio. Additionally, there is rear and side access. To the front, there is a lawned area, a path providing access to and from the front door and a parking area.

Freehold
Council tax band C

- Three Bedroom Home
- Extended
- Downstairs WC
- Utility/Store
- Two Double Bedrooms
- Further Single Bedroom
- Family Bathroom
- Parking
- No Onward Chain



Floorplan

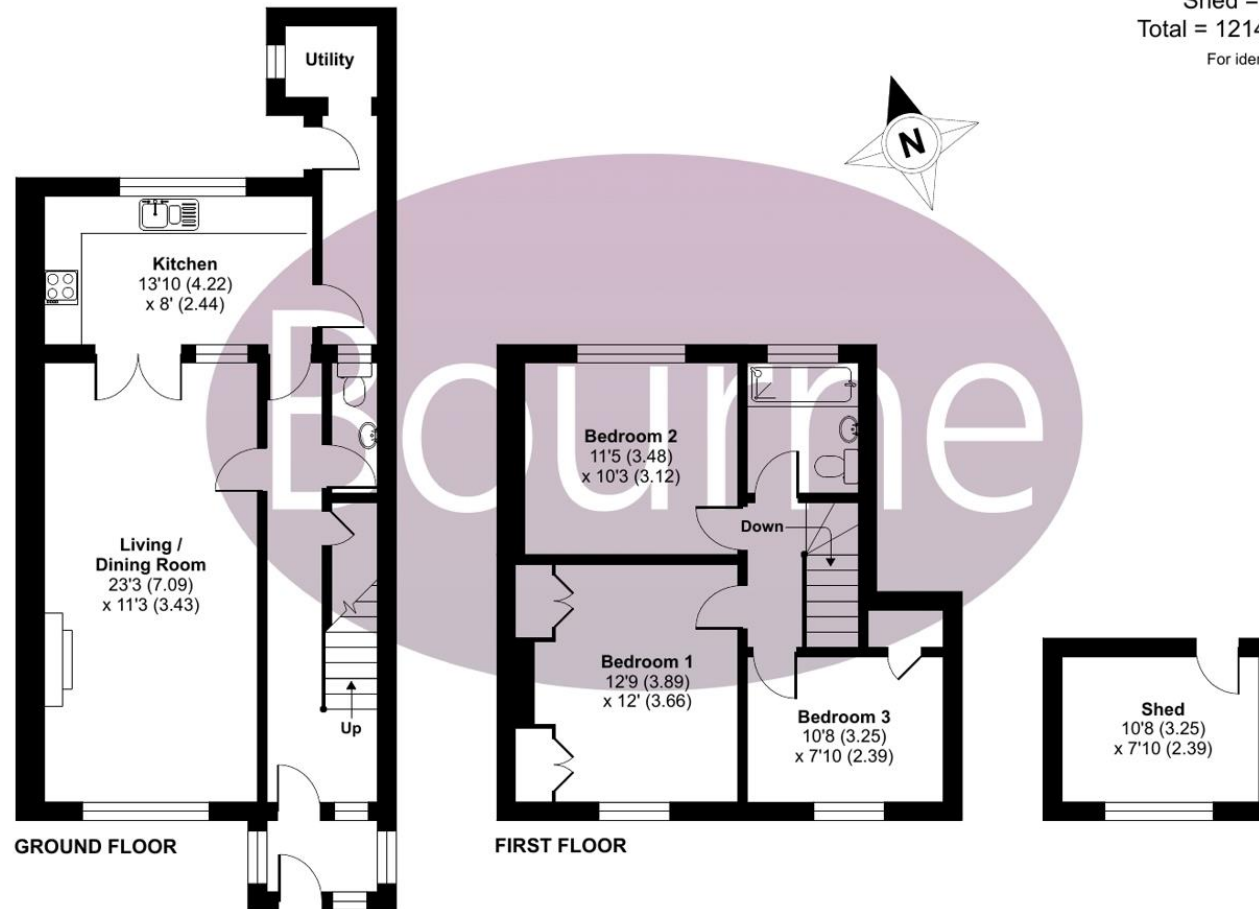
Bricksbury Hill, Farnham, GU9

Approximate Area = 1131 sq ft / 105.1 sq m

Shed = 83 sq ft / 7.7 sq m

Total = 1214 sq ft / 112.8 sq m

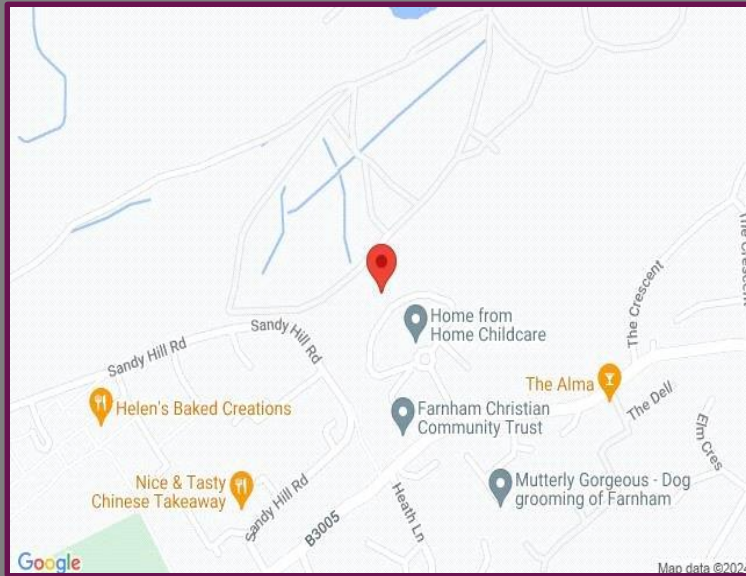
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Bourne Estate Agents. REF: 1095851

Location

Bricksbury Hill is located in the Heath End area of Farnham, close to local shops, amenities and schools. Access to the A331 is within a short drive. This property also has direct access onto Caesars Camp which offers ideal space for dog walking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	84
(55-68) D		
(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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