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Upper Hale Road, Farnham, Surrey

Price Guide £295,000

Upper Hale Road, Farnham, Surrey

A charming two bedroom character cottage, situated a short walk from Farnham park and conveniently located close to local amenities.

To the ground floor the front door leads into the welcoming living room with a fireplace and a wood burner. The kitchen is well appointed with an additional room for a breakfast table. The modern three piece bathroom is spacious and tiled throughout.

To the first floor there are two double bedrooms with the rear bedroom being light and airy and having far reaching views.

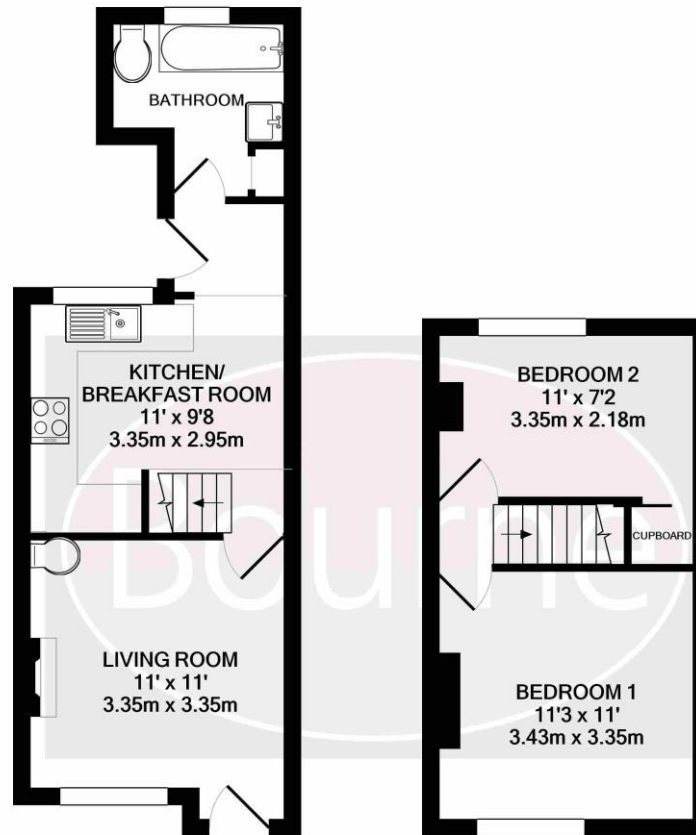
The pleasant rear garden benefits from a patio to the front, perfect for entertaining and a laid to lawn grass area which has been well maintained. There is one allocated parking space to the rear of the property.

Freehold
Council tax band C

- Two double bedrooms
- Living room
- Kitchen
- Modern bathroom
- Double glazing
- Gas central heating
- Garden
- Far reaching views
- Parking
- No chain



Floorplan



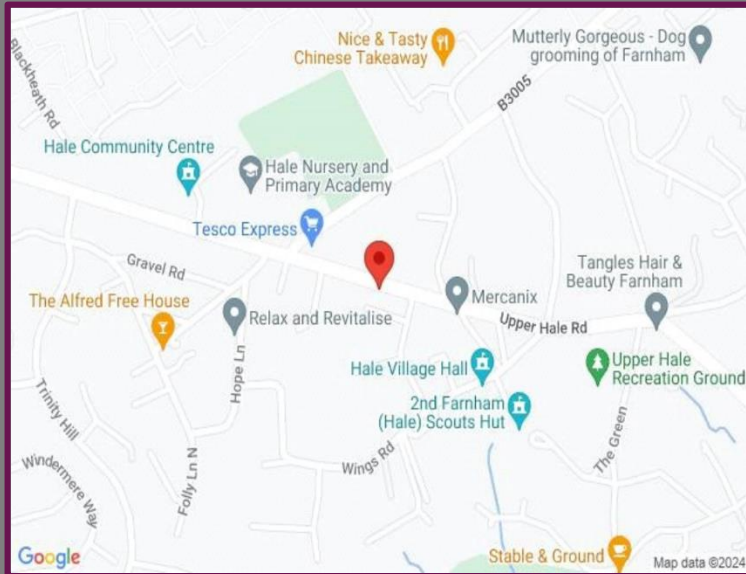
GROUND FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 230 SQ.FT.
(21.4 SQ.M.)

FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 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 situated in Upper Hale Village with Farnham Park close by, offering a very pleasant walk to the castle and town centre. Farnham station is approximately 1.5 miles away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(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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