



Brockhurst Lodge, Shortheath Road, Farnham, Surrey

Price Guide £360,000

Brockhurst Lodge, Shortheath Road, Farnham, Surrey

Situated in the highly desirable South Farnham area, this ground floor, two-bedroom apartment, was constructed in the late 1980's, with meticulous attention to detail and offers exceptionally spacious accommodation.

The entrance hall leads through to all of the principle rooms and features a convenient storage cupboard. Off of the hallway, the kitchen is fitted with an array of cupboard and drawer units providing ample storage and includes an integral gas oven, electric hob and extractor hood over.

The bright and airy living/dining space boasts three picture windows, inviting ample natural light. There are two bedrooms, each benefitting from built in storage. Bedroom one is a double with an ensuite and bedroom two has the potential to become a study, with semi fitted study furniture in-situ. Both the family bathroom and ensuite shower room boast three-piece suites with the family bathroom having a shower attachment over the bath.

Outside, residents and visitors benefit from parking facilities and the extensive communal grounds are enveloped by mature trees which provide a calm and serene setting.

Share of Freehold
Council Tax Band D

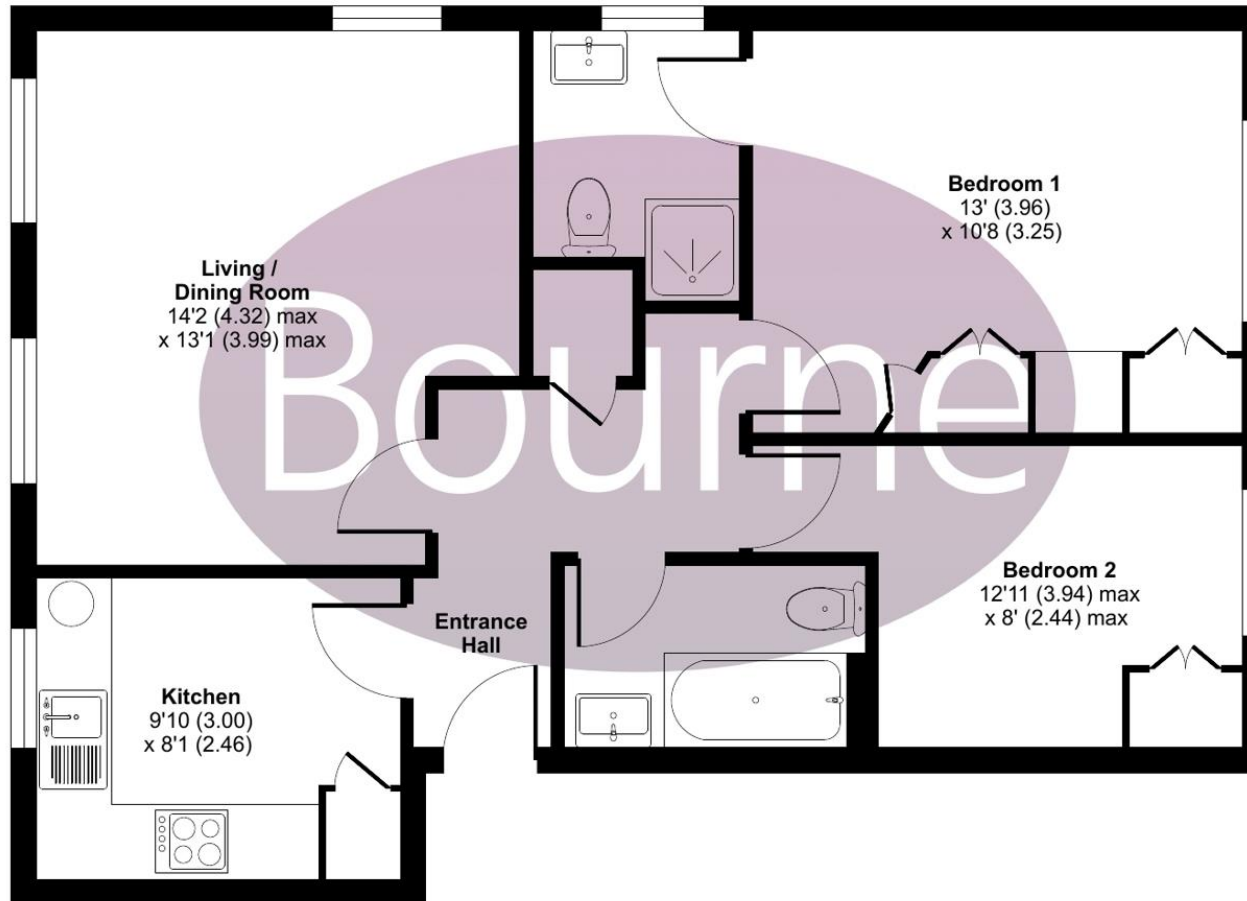
- Two bedrooms
- Entrance hall
- Kitchen
- Family Bathroom
- Ensuite shower room
- Parking
- Communal grounds
- Close to shops and amenities
- Share of Freehold
- Gas central heating



Shortheath Road, Farnham, GU9

Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



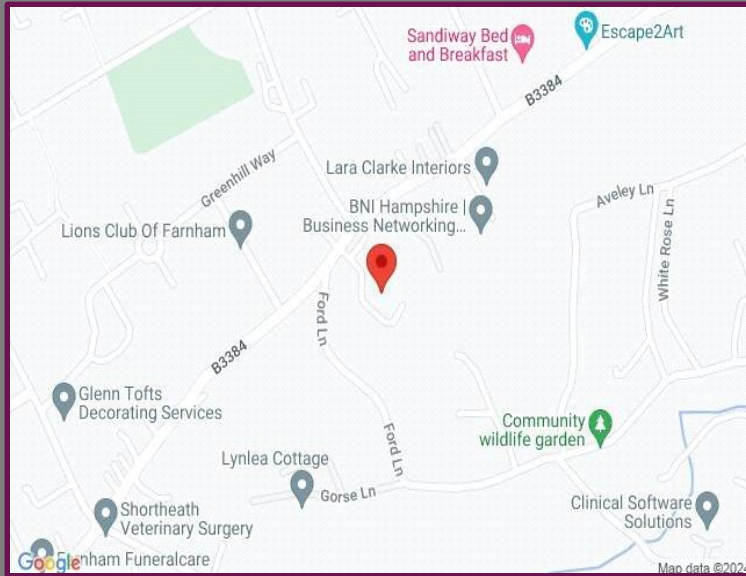
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7hocom 2024. Produced for Bourne Estate Agents. REF: 1102318

Location

Shortheath Road is a prime location on Farnham's favoured south side and is within walking distance of the mainline station, town centre and the highly regarded South Farnham School and Weydon Secondary School. Local facilities are close by at The Ridgway and The Bourne, and include a store/post office, bakery, butcher, public house, newsagents, veterinary clinic, chemist, tennis courts and recreation ground.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	74
(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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