



ESTATE AGENTS



Wey Meadow Close, Farnham, Surrey

Price Guide £550,000

Wey Meadow Close, Farnham, Surrey

A stunning, extremely well presented and extended three bedroom semi detached family home, located in a quiet cul de sac within easy reach of Farnham town centre and highly regarded schools. The property backs directly onto open meadows.

To the ground floor the entrance hall leads through to the WC, living room and refitted fitted kitchen with grey high gloss units, quartz work tops and fitted appliances. The spacious light and airy open plan living/dining room has a good size under stairs storage cupboard. The living room is open plan to the stunning orangery with large skylight and Bi fold doors to the decked terrace with views onto the meadows beyond.

To the first floor there are three good size bedrooms. The master bedroom over looks the rear garden and has an ensuite shower room. There is also a three piece family bathroom.

Outside there is a decked terrace adjoining the property leading to a mainly lawn garden. The garden is South West facing and enclosed by panel fencing with side gate access and a door to the utility room and part garage.

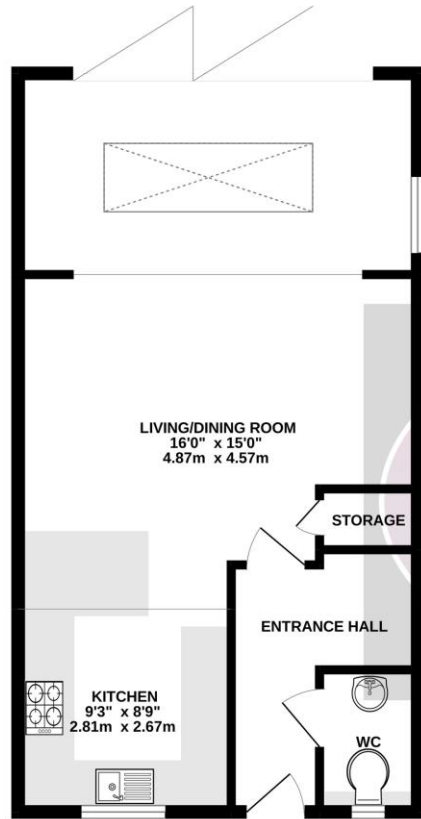
Freehold. Council Tax Band D.

- Three bedrooms
- Entrance hall
- Open plan living/dining/kitchen
- Cloakroom
- Bathroom
- Rear garden backing onto open meadows
- Gas heating to radiators
- Driveway
- Double glazing
- Utility room/garage/store

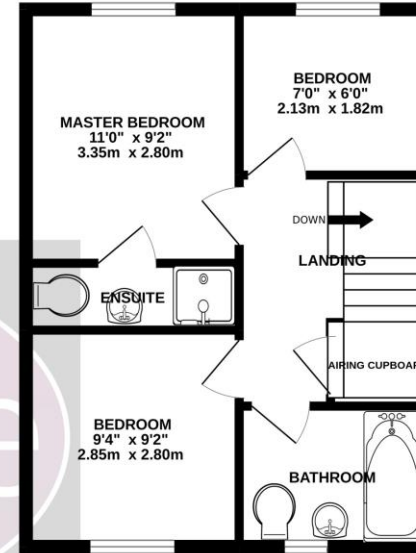


Floor Plan

GROUND FLOOR
693 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



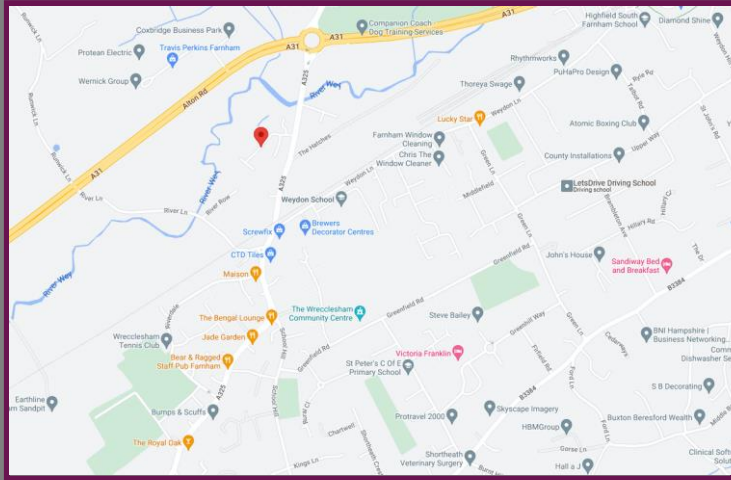
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 in Wey Meadow Close, to the southwestern fringes of Farnham town, just over a mile from Farnham train station.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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 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...

Farnham Office: 29 Downing Street, Farnham, Surrey, GU9 7PD

Sales: 01252 723 383 | Lettings: 01252 722 883 | Web: www.Bourneestateagents.com

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