





# Weydon Hill Close, Farnham, Surrey

An extremely well presented, three bedroom family home, in a quiet cul-de-sac, with driveway parking and enclosed rear garden.

To the ground floor the inviting entrance hall leads through to the living room with solid wood flooring and log burner. This leads through to the modern, open plan kitchen/dining space with integrated appliances, including electric oven, gas hob and extractor. There are double glazed French doors that lead onto the rear garden.

To the first floor there are two double bedrooms and a single, the main bedroom has a built in wardrobe. There is a three piece family bathroom suite and stairs to an impressive loft room with two new Velux windows.

Outside there is a delightful enclosed rear garden with patio area. Outside to the front there is driveway parking and an electric car charge point.

There is also a garage located in a nearby block.

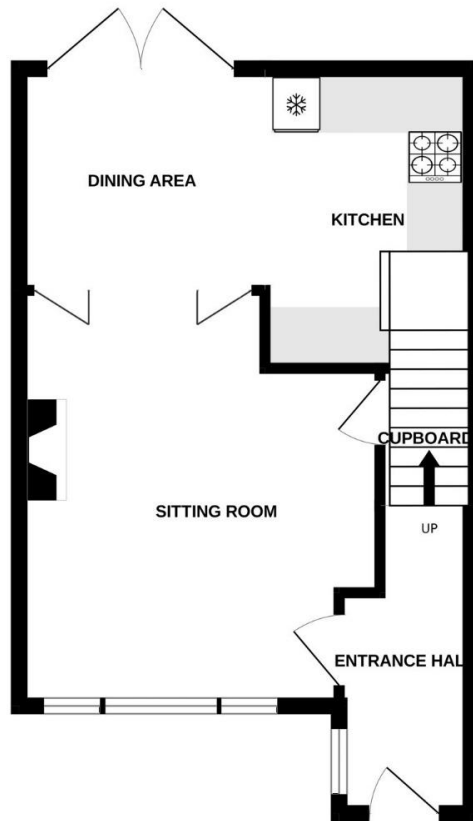
Freehold  
Council tax band D

- Three bedrooms
- Bonus loft room
- Entrance hall
- Living room
- Kitchen/dining room
- Bathroom
- Double glazing
- Gas central heating
- Parking and garage
- Solar panels
- No chain

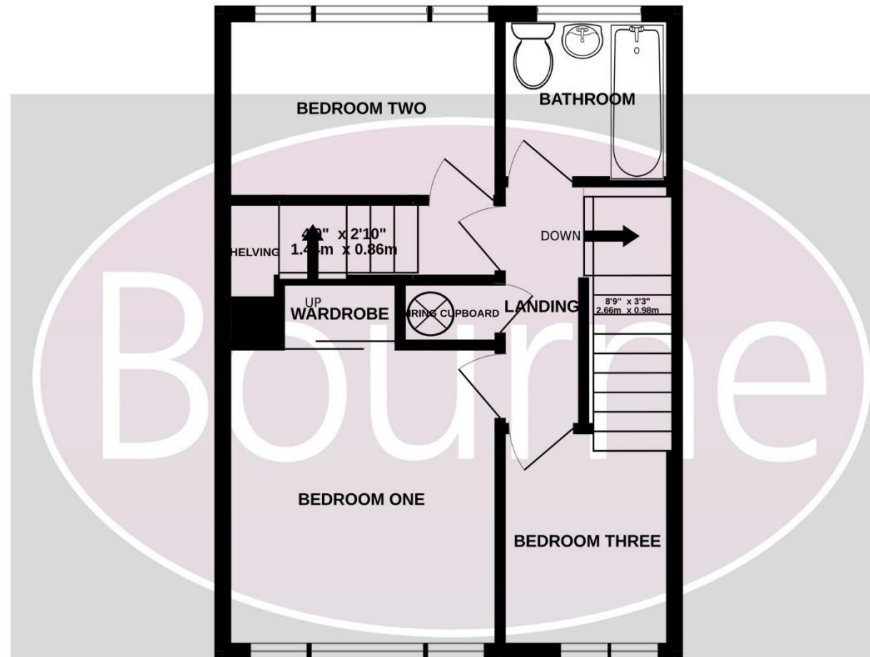


# Floorplan

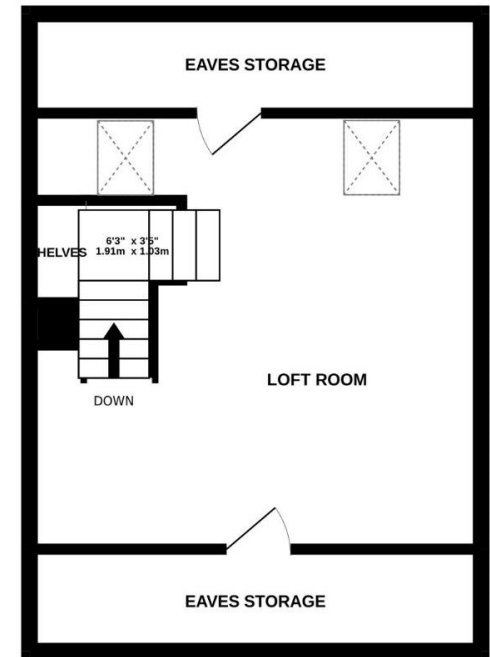
GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

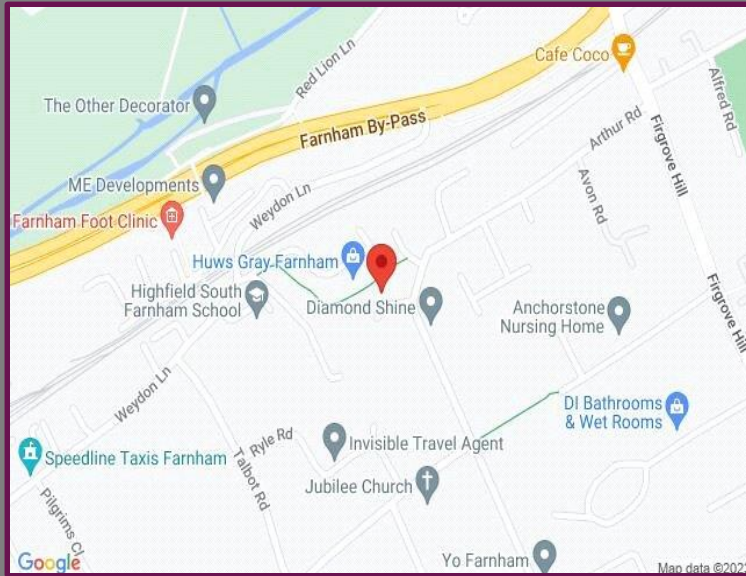
TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

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 located in the highly sought after south Farnham area in catchment of Weydon School academy, with Farnham town centre and mainline train station within walking distance, approximately 0.7 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(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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