



Hillary Road, Farnham, Surrey

An individual two bedroom detached bungalow, with vast potential for extension (stpp), occupying a large plot with wonderful views. The property is also tucked away in a quiet cul-de-sac position to the favoured south side of Farnham.

The hallway leads to the good size living room with open fireplace and access onto the rear garden. The dining / breakfast room leads into the kitchen and is fitted with a range of units and drawers, overlooks the rear garden, courtyard area and fish pond and has access to the side of the property. There are two double bedrooms and a white three piece bathroom suite.

Outside there is driveway parking leading to the detached garage and garden store.

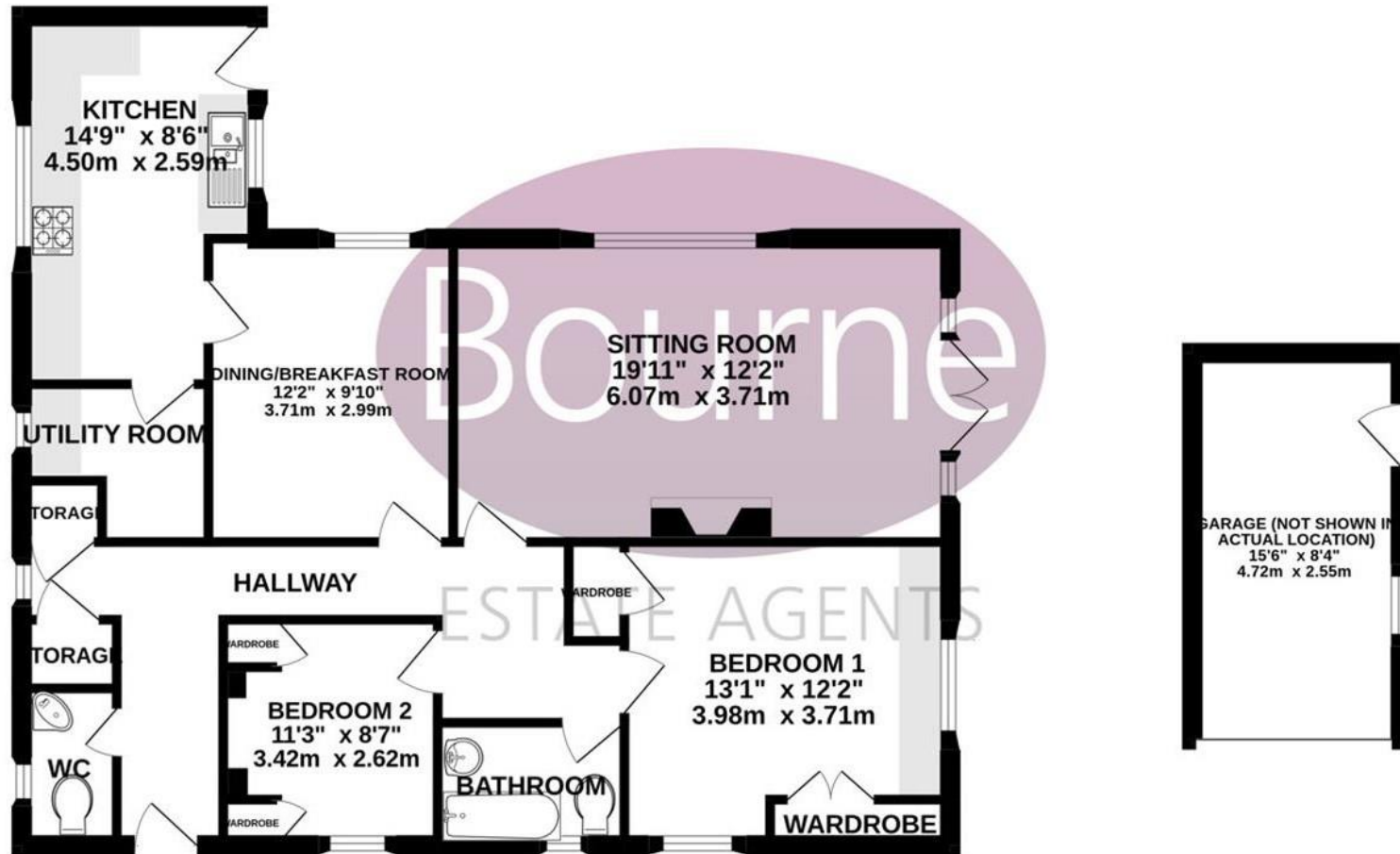
The large south-west rear garden is one of the properties real focal points. There is a patio and large lawn area. The garden has wonderful views across Farnham to the side.

Freehold
Council tax band E

- Two double bedrooms
- Large lounge
- Dining / Breakfast room
- Large enclosed rear garden
- Driveway for two/three vehicles
- Garage
- Outside storage
- No onward chain
- Double glazing
- Gas central heating



Floorplan



FOR ILLUSTRATIVE PURPOSE ONLY

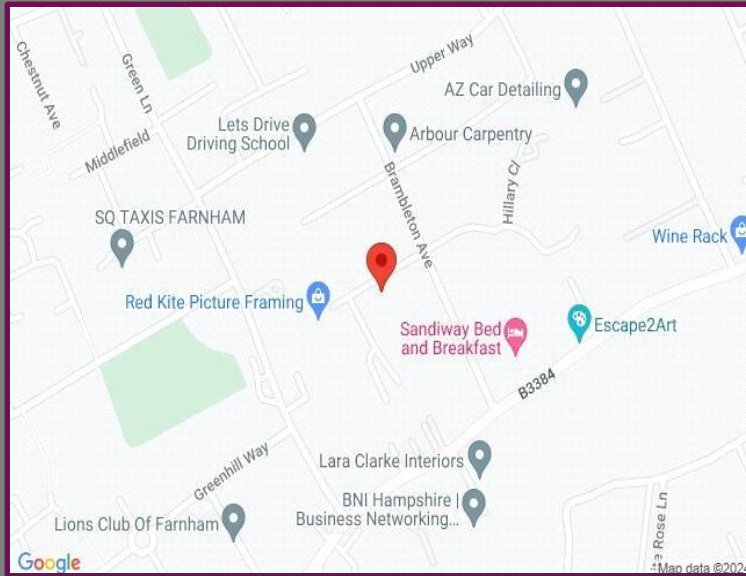
TOTAL FLOOR AREA : 1110 sq.ft. (103.1 sq.m.) approx.

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 situated in a peaceful location off Brambleton Avenue, a popular position to the favoured south side of Farnham. There are local shops and bus routes close by and Farnham station is within a mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(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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