



ESTATE AGENTS



Langham Court, Farnham, Surrey

A well designed and immaculately presented property set in a popular position on the Ridgway, a highly sought after area on the south side of Farnham, within walking distance of local amenities and Farnham mainline station.

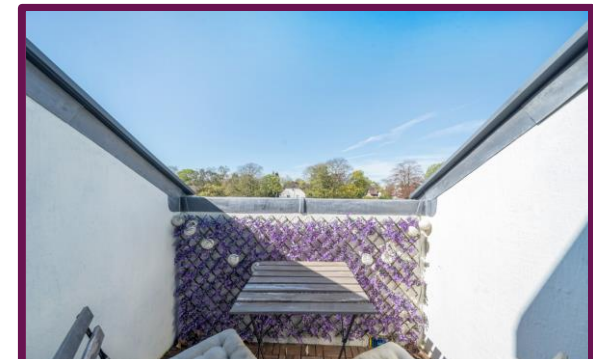
This attractive contemporary property offers luxurious living and top specification interiors. To the ground floor, the large inviting entrance hallway leads to the fully fitted kitchen dining room with integrated appliances and porcelain tiles. The living room has bifolding doors and boasts picturesque garden views.

The first floor offers two double bedrooms, both with built in wardrobes, and a large family bathroom. On the second floor there is a large principal bedroom with en suite shower room, dressing area, balcony and eaves storage.

Outside the rear garden is mainly laid to lawn and there is a storage shed and large patio. To the front there is a driveway for at least 2 vehicles.

Freehold
Council tax band E

- Three double bedrooms
- 15' Living room
- Driveway Parking
- Contemporary family bathroom
- Downstairs WC finished to a high standard
- Good local amenities
- 15' Kitchen/dining room
- En suite and dressing room to the master bedroom
- Lovely rear garden overlooking the green

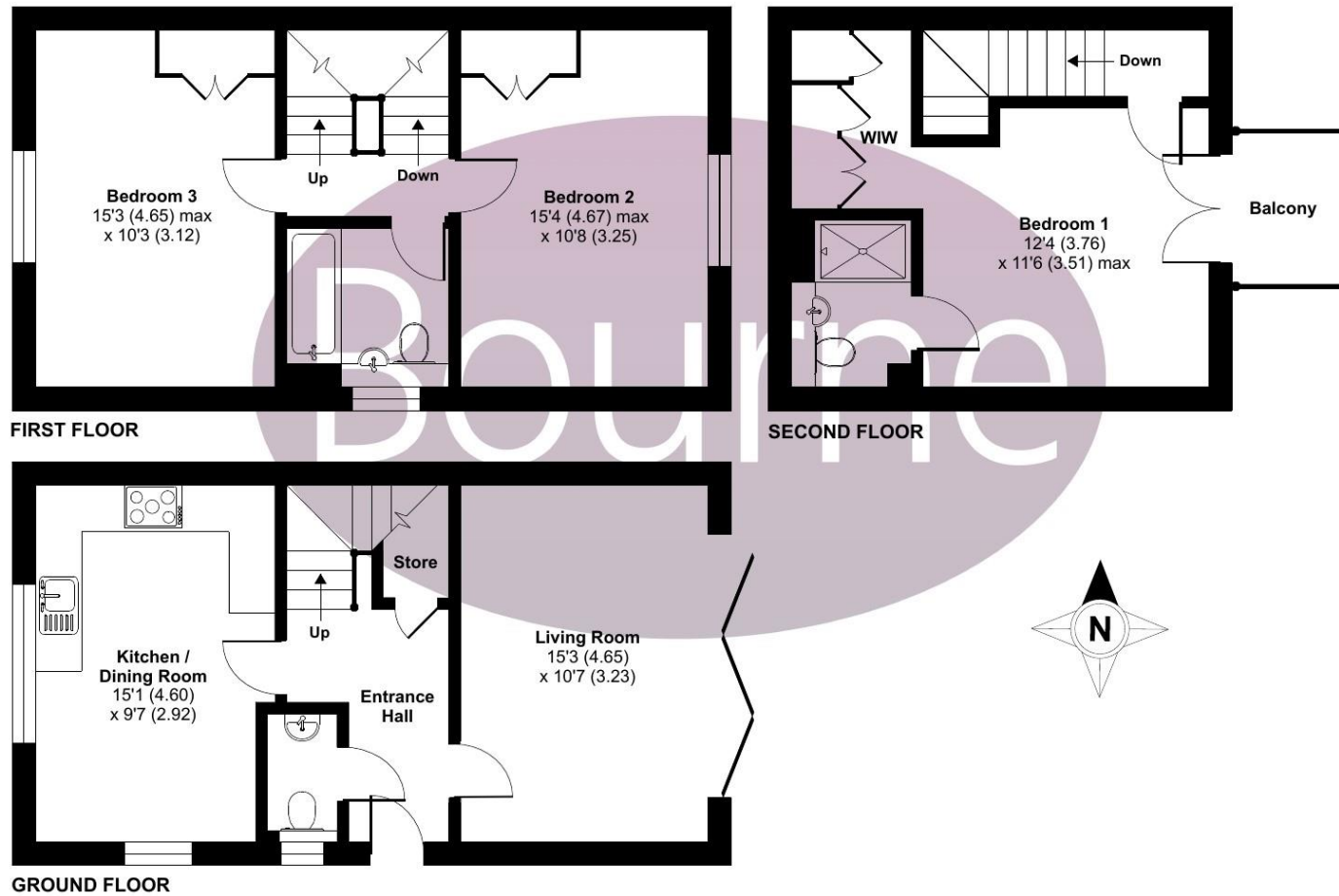


Floorplan

Langham Court, Farnham, GU9

Approximate Area = 1164 sq ft / 108.1 sq m

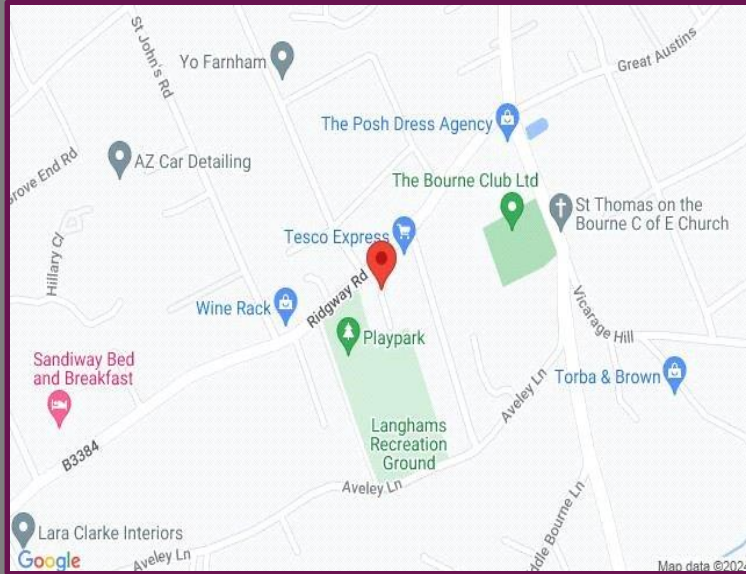
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1119196

Location

Langham Court is tucked away off the Ridgway Road, the most convenient location, moments from local shops and within easy reach of highly reputable schools and Farnham town centre and train station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(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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