



ESTATE AGENTS



Woodside Road, Farnham, Surrey

Price Guide £475,000

Woodside Road, Farnham, Surrey

An extended and well presented bungalow positioned on a wonderful private corner plot and situated within a sought after cul-de-sac and close to local amenities.

You enter the property through a light and airy porch which leads to the modern dual aspect kitchen/dining area. The refitted kitchen has a generous range of eye and ground level units, integral oven and induction hob. There is a good sized living room with access through the kitchen with engineered flooring. There are two double bedrooms, the main bedroom leads into dressing area. Bedroom two has a double aspect with French doors leading to the rear patio. There is also a modern three piece bathroom suite.

To the front of the property is block paved providing parking for numerous vehicles. To the side of the property is a detached garage with an up and over door, power and light.

At the rear of the property the raised patio offers an al fresco dining area, which has steps leading down to a charming garden which includes lawns, shrubs, flower beds, a wooded area and a small stream.

To the side of the property is a detached garage with an up and over door, power points, lighting, garden and loft storage.

Freehold
Council tax band D

- Two double bedrooms
- Entrance porch
- Modern kitchen/dining room
- Modern bathroom
- Replaced double glazing throughout
- Recently replaced boiler and electric consumer unit
- Garage and garden store
- Gas central heating
- Private south facing garden
- No chain

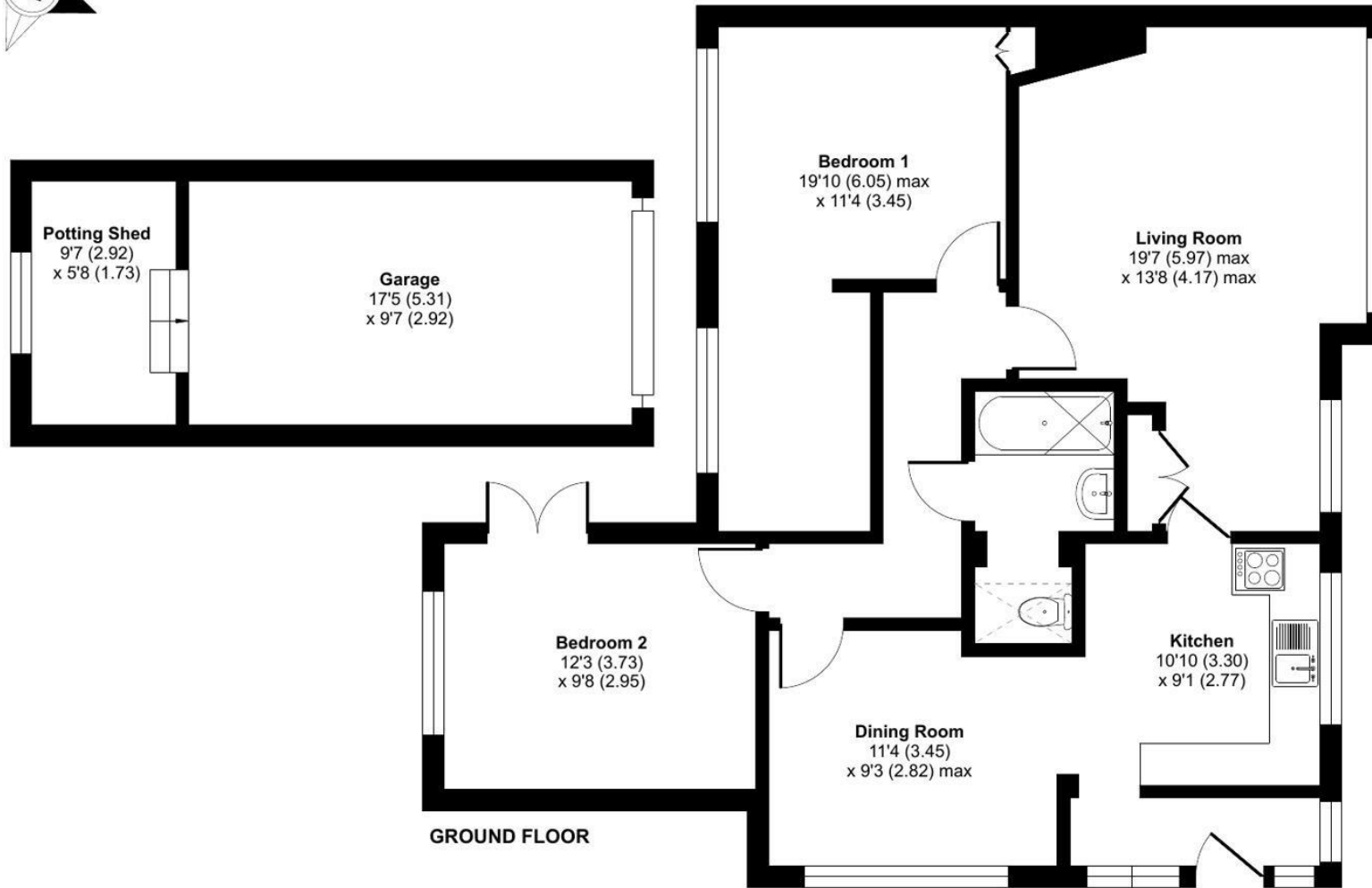


Floorplan

Woodside Road, Farnham, GU9

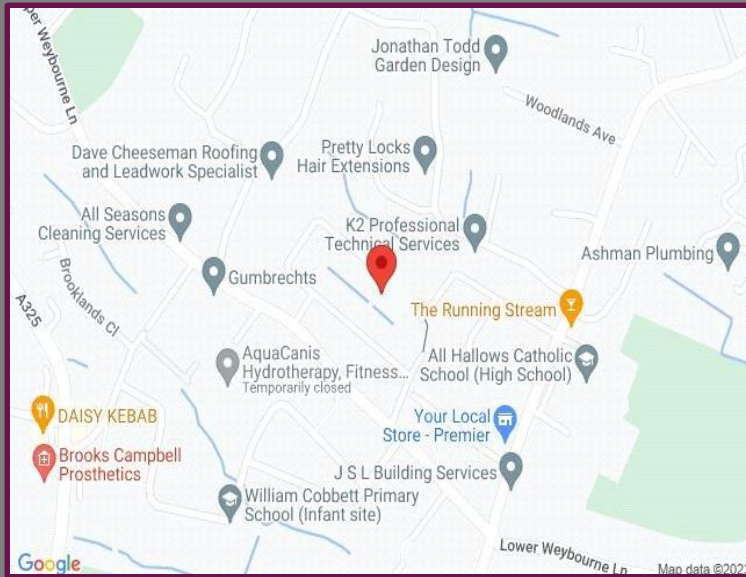
Approximate Area = 1126 sq ft / 104.6 sq m (includes garage)

For identification only - Not to scale



Location

The property is located just a short distance from local shops and amenities, Woodside Road is also close by popular dog walking routes as well as schools for all ages.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (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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