



ESTATE AGENTS



Stoke Hills, Farnham, Surrey

Price Guide £375,000

Located in a highly sought after area within walking distance to Farnham town a three bedroom home in need of complete refurbishment with the potential to extend(STP). Freehold. Council tax band D.

Three bedrooms | Entrance hall | Living room | Dining room | Kitchen | Shower room | WC | Corner plot garden | Potential to extend subject to planning | Potential for driveway parking subject to planning

29 Downing Street, Farnham, Surrey, GU9 7PD

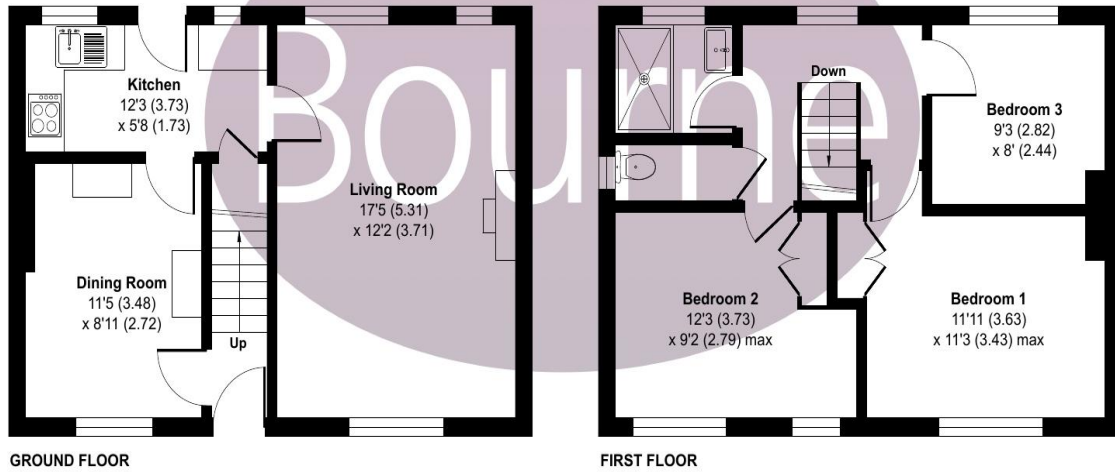
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Stoke Hills, Farnham, GU9

Approximate Area = 876 sq ft / 81.3 sq m

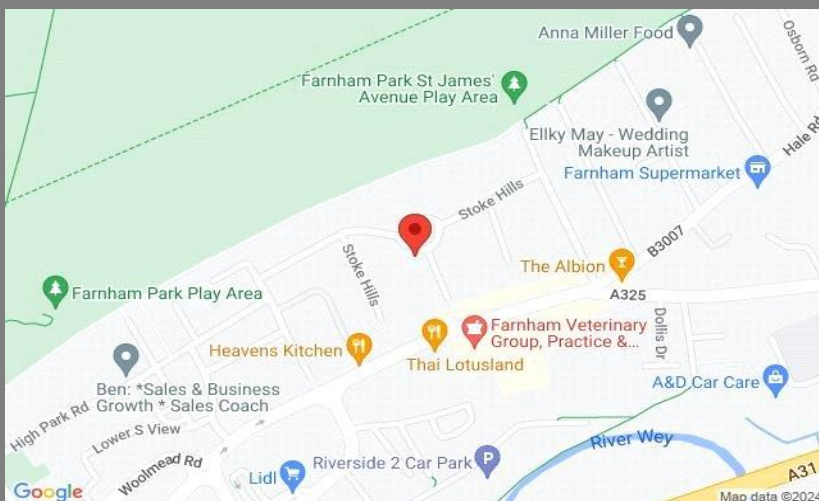
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Bourne Estate Agents. REF: 1096052

Location:

The property is located in an extremely convenient position within Farnham town, backing directly onto Farnham Park and just a short walk from the shops and restaurants. Farnham station is within half 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	60	
(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.