





# Tilford Road, Farnham, Surrey

An absolutely magnificent, four bedroom detached period family home positioned in a prime south Farnham location within walking distance to Farnham mainline station & Town Centre.

To the ground floor there is a convenient entrance porch that leads to the light and airy entrance hall. This then leads through to the living room, dining room, WC and inner hall. The bay fronted living room has wood flooring and a feature fire place with working open fire. The dining room also has wood flooring and a door into the rear garden. The inner hall gives access to the WC, useful utility room, dining room and into the Kitchen. The refitted dual aspect kitchen/breakfast room has a wide range of cupboard and drawer units with fully integrated appliances. There is space for a range cooker with extractor hood over, inset spot lights and tiled flooring.

On the first floor there are three double bedrooms, good sized fourth bedroom and a spacious refitted three piece family bathroom. The Master bedroom over looks the garden and has an ensuite shower room with the second bedroom having a range of fitted wardrobes.

Outside the rear garden is mainly laid to lawn with a wide range of mature shrubs and bushes surrounding the garden with a patio at the rear of the garden.

Outside to the front there is an area laid with decorative stone and driveway parking leading to the detached garage.

Freehold  
Council Tax Band F

- Four bedrooms
- Entrance Porch
- Entrance hall
- Bay fronted living room
- Dining room
- Refitted kitchen/breakfast room
- WC
- Refitted bathroom
- Ensuite shower room
- Gas heating to radiators



# Floorplan

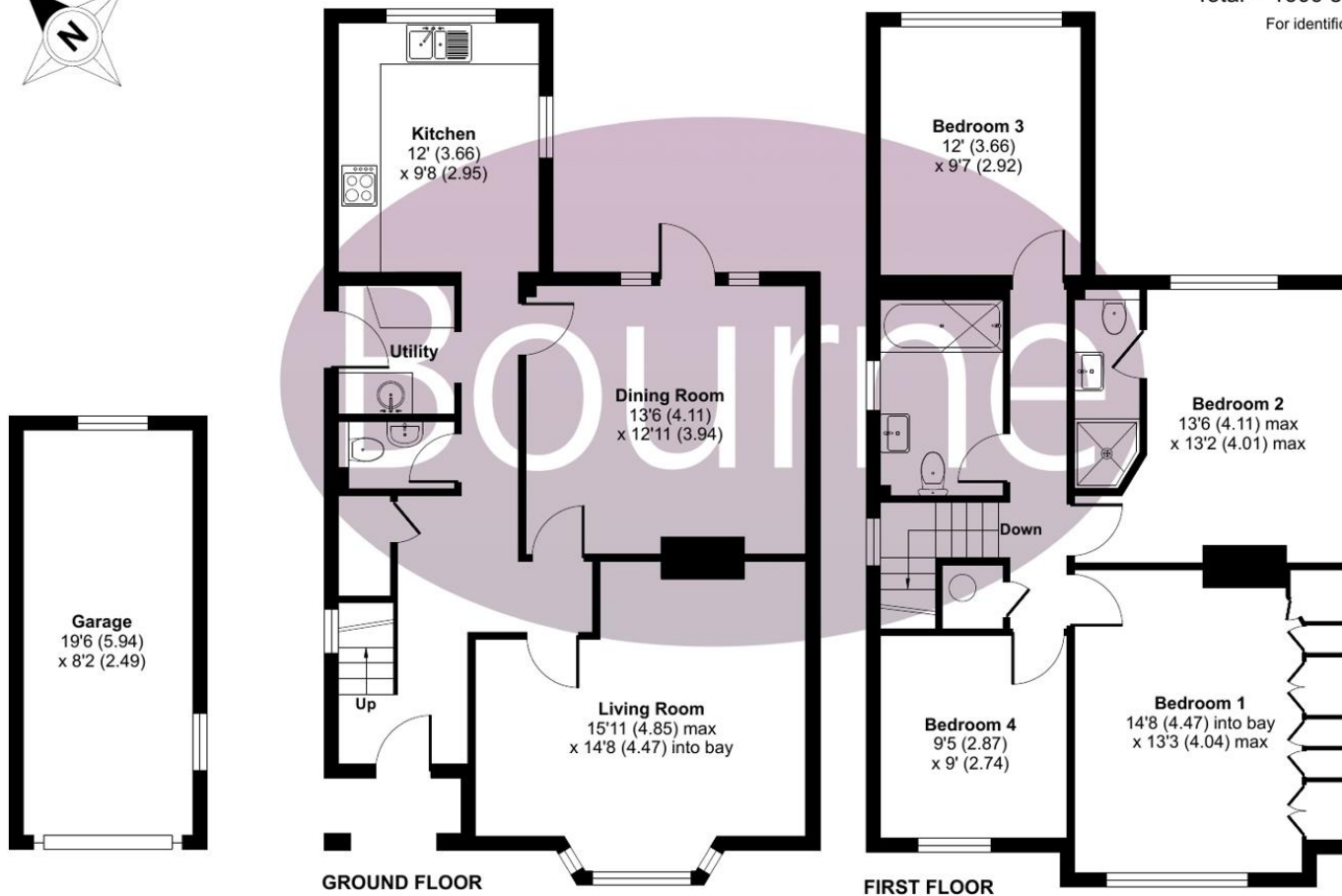
## Tilford Road, Farnham, GU9

Approximate Area = 1450 sq ft / 134.7 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1609 sq ft / 149.4 sq m

For identification only - Not to scale

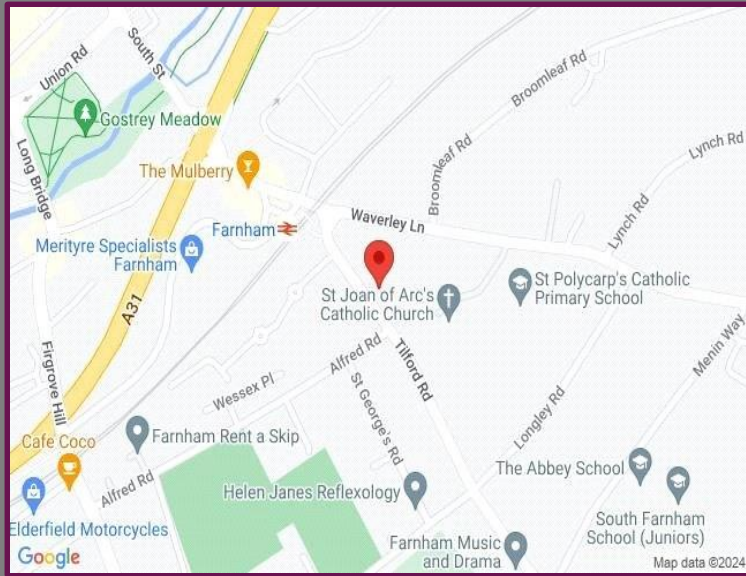


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1023218



# Location

The property is in a highly desirable south Farnham location, close to Farnham station and reputable local schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	70
(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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