



ESTATE AGENTS



Willow Way, Farnham, Surrey

Offers Over £600,000



# Willow Way, Farnham, Surrey

Located in a quiet tucked away position on a sought after road, this beautifully presented four bedroom family home offers versatile and well-proportioned living space throughout.

The property benefits from charcoal grey, triple glazed PVC windows fitted throughout and the interior is accented with stylish charcoal grey radiators.

To the ground floor, the spacious entrance hall leads to the refitted cloakroom, open plan living/dining room and beautifully renovated kitchen/breakfast room. The front to back dual aspect living room has a feature fire place and sliding doors leading to the large rear garden. The raised dining area is light and airy with a large window flooding the room with ample natural light. The kitchen/breakfast room has been impeccably designed to include a wide range of cupboard and drawer units, a space for an American fridge freezer and is complete with a double oven and warming draw, an induction hob and offers picturesque garden views.

To the first floor, there are four good-sized bedrooms and a spacious light and airy three piece family bathroom. There is also a modern three piece ensuite shower room off of the master bedroom.

Outside, there is a large paved terrace with the garden mainly laid to lawn, with a wide variety of mature shrubs and bushes and a garden shed. The garden is completely enclosed by panel fencing and there is side gate access.

Outside to the front there is driveway parking for numerous vehicles and a detached garage with light and power.

Freehold  
Council Tax band E

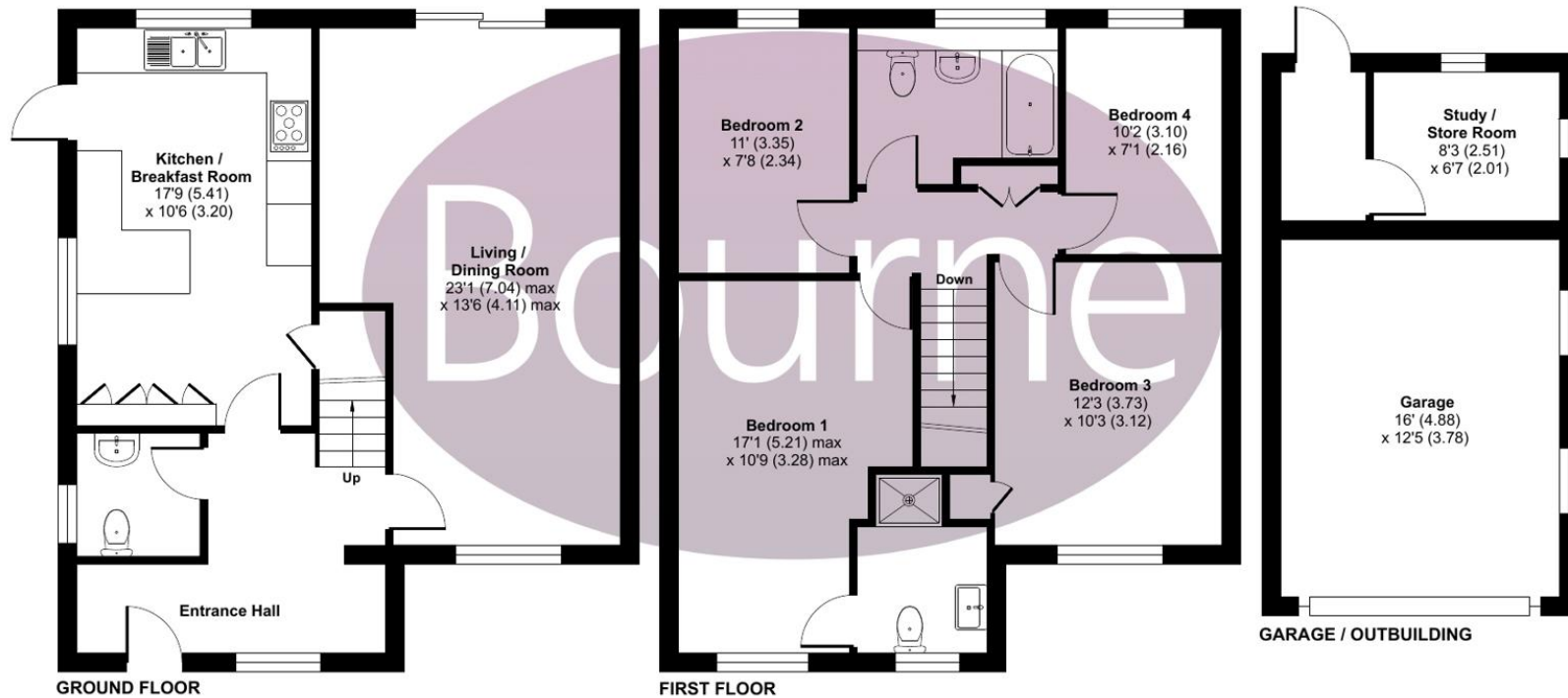
- Four bedrooms
- Spacious entrance hall
- Refitted WC
- Raised dining area
- Living room with fireplace
- Kitchen/breakfast room
- Modern ensuite shower room
- Family bathroom
- Large detached garage
- Private garden
- Gas heating to radiators
- Triple glazing
- Driveway for numerous vehicles



## Willow Way, Farnham, GU9

Approximate Area = 1262 sq ft / 117.2 sq m  
Garage = 200 sq ft / 18.5 sq m  
Outbuilding = 83 sq ft / 7.7 sq m  
Total = 1545 sq ft / 143.4 sq m

For identification only - Not to scale

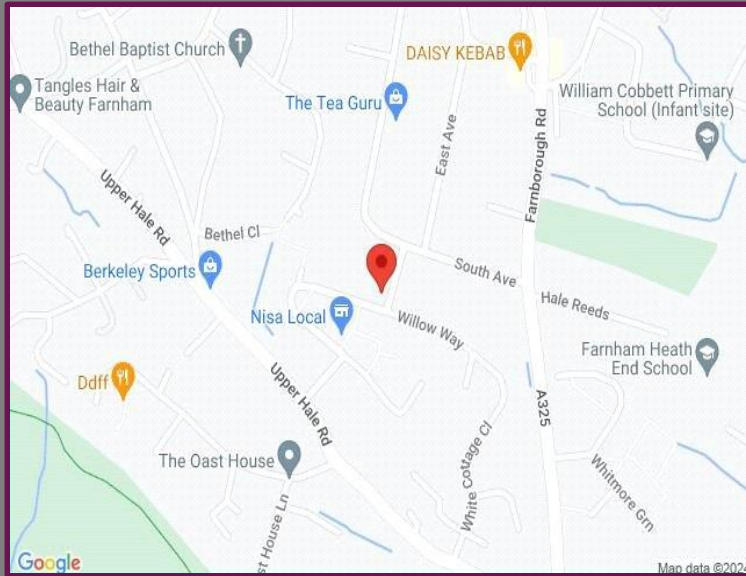


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1115390



# Location

The property situated in a popular location just off Upper Hale Road, close to local schools and amenities, within reasonable walking distance to Farnham Park and is approximately 2 miles away from Farnham Town Centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(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...

FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD

Tel: 01252 723383 | Email: sales@bourneestateagents.com

Web: www.Bourneestateagents.com