



ESTATE AGENTS



Farnborough Road, Farnham, Surrey

Offers In Excess Of £475,000

Farnborough Road, Farnham, Surrey

Positioned on an elevated plot with far reaching views, a characterful detached residence that is a real must see inside and offers potential to extend subject to planning.

To the ground floor there are two reception rooms. Each of these rooms include a functioning fireplace, one of which boasts a wood burning stove. There is also kitchen/breakfast room to the rear, which is adjacent to the dining room. There is a downstairs cloakroom.

To the first floor there are two double bedrooms, each with fitted wardrobes, as well as an additional single bedroom, and four piece family bathroom.

One of the outstanding features to this fabulous home is the long driveway and plot which has a large amount of parking, with a detached double garage as well as a large workshop.

The front garden is raised, with steps to the front door, which is ideal for providing distance from the Farnborough Road below. The rear garden itself is currently open to the rear drive, though this could be fenced in if preferred, with access to the garden from the kitchen and the dining room.

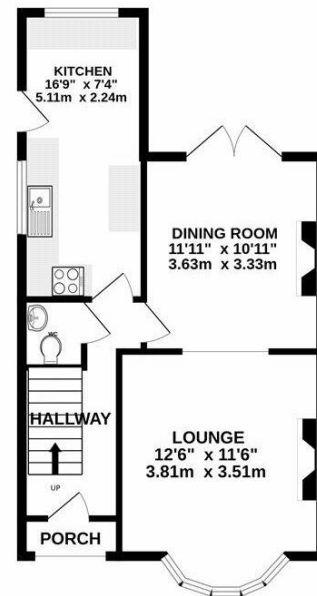
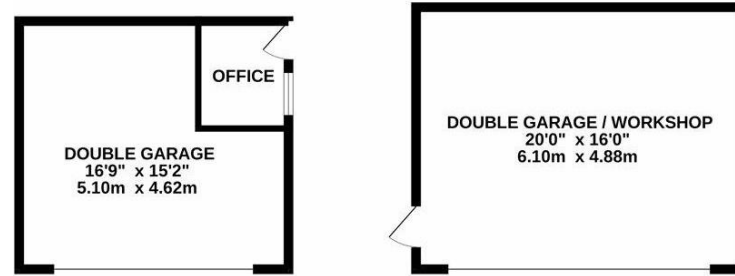
Freehold
Council tax band D

- Detached
- Three bedrooms
- Four piece bathroom
- Cloakroom
- Gas central heating
- Double detached garage with electric door and separate office & Large workshop
- Far reaching views
- Ample off street parking
- Low maintenance garden with lawn and paved areas
- Potential to extend subject to planning
- Close to schools & amenities

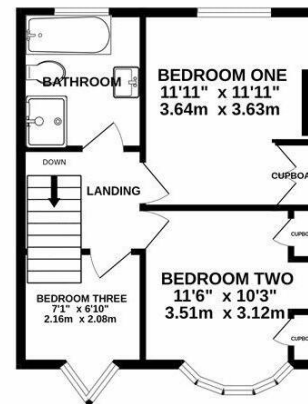


Floorplan

GROUND FLOOR



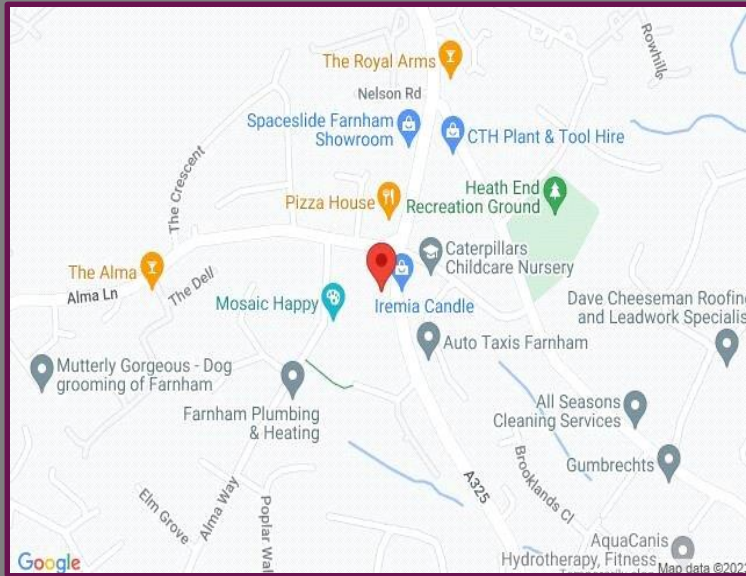
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Situated within walking distance of popular schools for all ages, the property is also close to local shops and amenities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	52	
(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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