





# Ennerdale Grove, Farnham, Surrey

A cleverly extended and beautifully refurbished, semi detached family home, situated in a quiet cul de sac close to Farnham Park.

One of the outstanding features to this fabulous home is the open plan, ultra modern kitchen/dining room, which acts as the hub of the home and includes doors which open onto the low maintenance enclosed garden, and separate utility room/boot room which has a vaulted ceiling. The cosy living room has a Biofuel fire and leads into the modern and stylish WC.

To the first floor there two double bedrooms and a good sized single bedroom, as well as a modern three piece family bathroom.

Outside, the garage has been converted into a useable space with power, light and heating, which could be ideal home office, treatment room or home gym.

The rear garden offers a high degree of privacy. The garden is mainly laid with artificial grass and enclosed by panel fencing.

Outside to the front there is a block paved driveway for 3/4 vehicles.

Freehold  
Council tax band E

- Three bedrooms
- Entrance hall
- Living room
- Kitchen/dining room
- Utility/boot room
- Home office/gym
- Double glazing
- Gas central heating
- Driveway parking
- Private garden
- Quiet cul de sac



# Floorplan



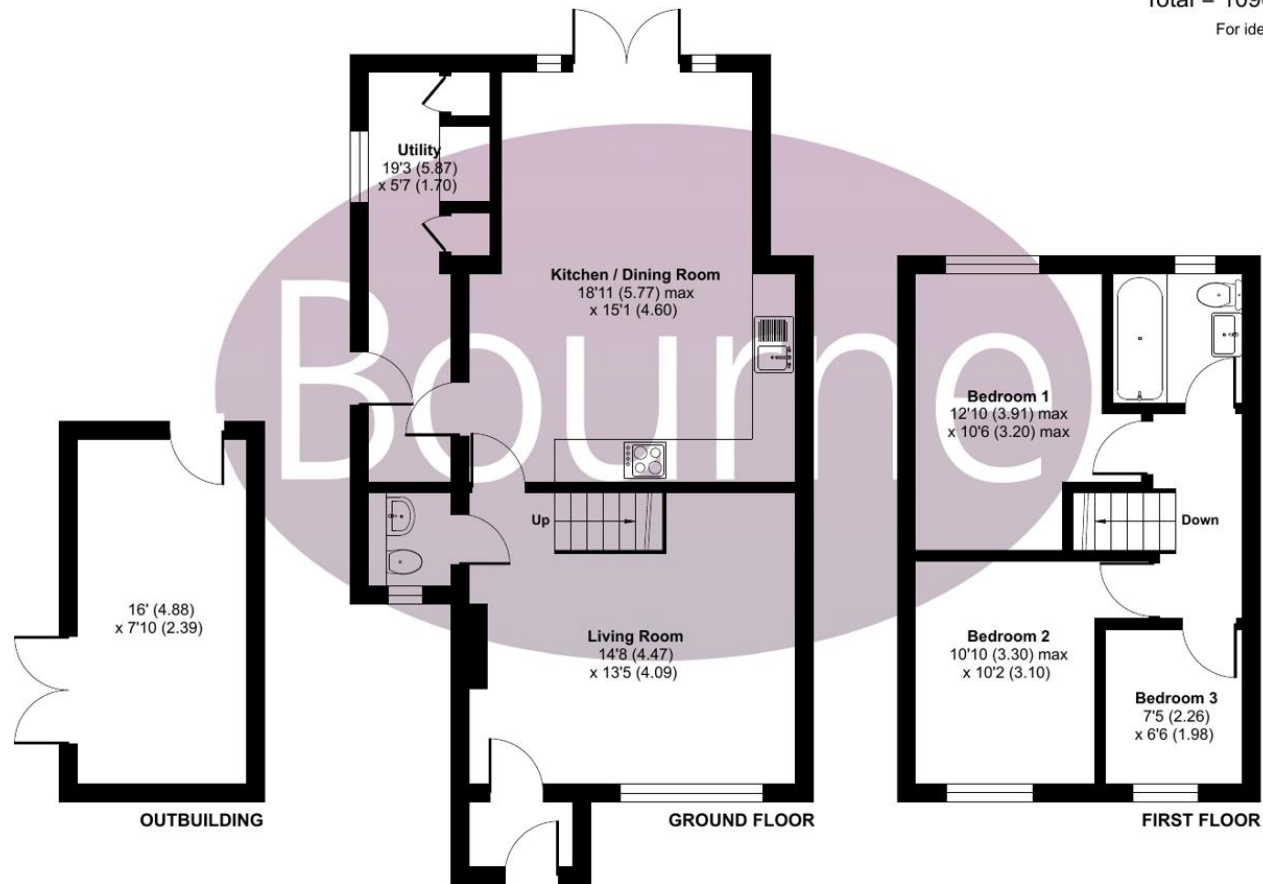
## Ennerdale Grove, Farnham, GU9

Approximate Area = 971 sq ft / 90.2 sq m

Outbuilding = 125 sq ft / 11.6 sq m

Total = 1096 sq ft / 101.8 sq m

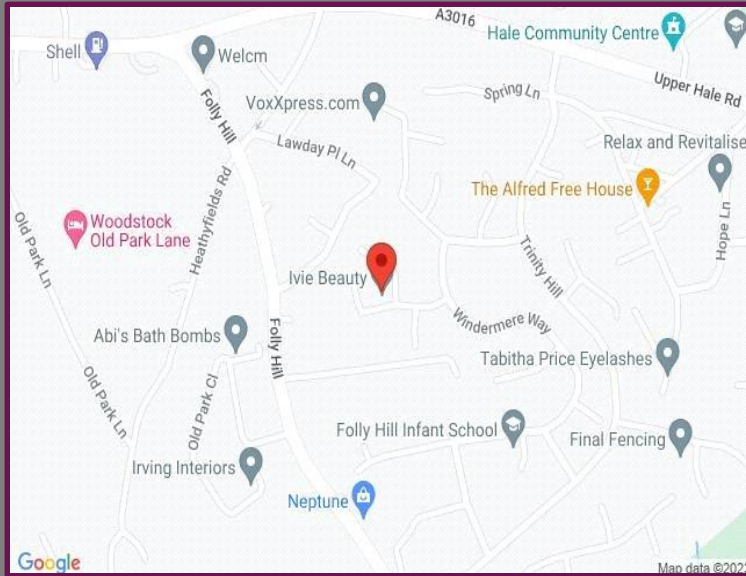
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7chemcom 2023. Produced for Bourne Estate Agents. REF: 1060413

# Location

The property is located in the popular area of Folly Hill to the North of Farnham, close to local bus routes, schools & Farnham Park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(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