



ESTATE AGENTS



Edward Road, Farnham, Surrey

Price Guide £650,000

Edward Road, Farnham, Surrey

An extremely well presented and extended three bedroom character home, located in a popular road in South Farnham, close to amenities and within easy reach of highly regarded schools.

To the ground floor there is an entrance hall that leads through to the living room, downstairs WC and kitchen. The living room has a feature double glazed, boxed bay window, wood flooring and a wood burning stove. One of the outstanding features to this fabulous home is the extended kitchen which provides wonderful open plan living. The kitchen has a wide range of cupboard and drawer units with built in appliances. There are also a good range of built in storage cupboards. The kitchen is open plan to the dining area, which has a vaulted ceiling with two large double glazed Velux windows and has double glazed French doors into the garden.

On the first floor there are three double bedrooms and a refitted modern three piece bathroom suite.

Outside there is a raised paved patio adjoining the property, leading down to the mainly lawned garden which is enclosed by panel fencing.

At the front of the property there is currently a garden area which could easily be altered to create parking for one vehicle with the advantage of the curb already being dropped.

Freehold
Council tax band D

- Three bedrooms
- Entrance hall
- Living room
- Open plan kitchen/dining room
- Family bathroom
- Private garden
- Double glazing
- Gas heating to radiators
- Well presented
- Close to local schools
- Front garden ready to be made into parking

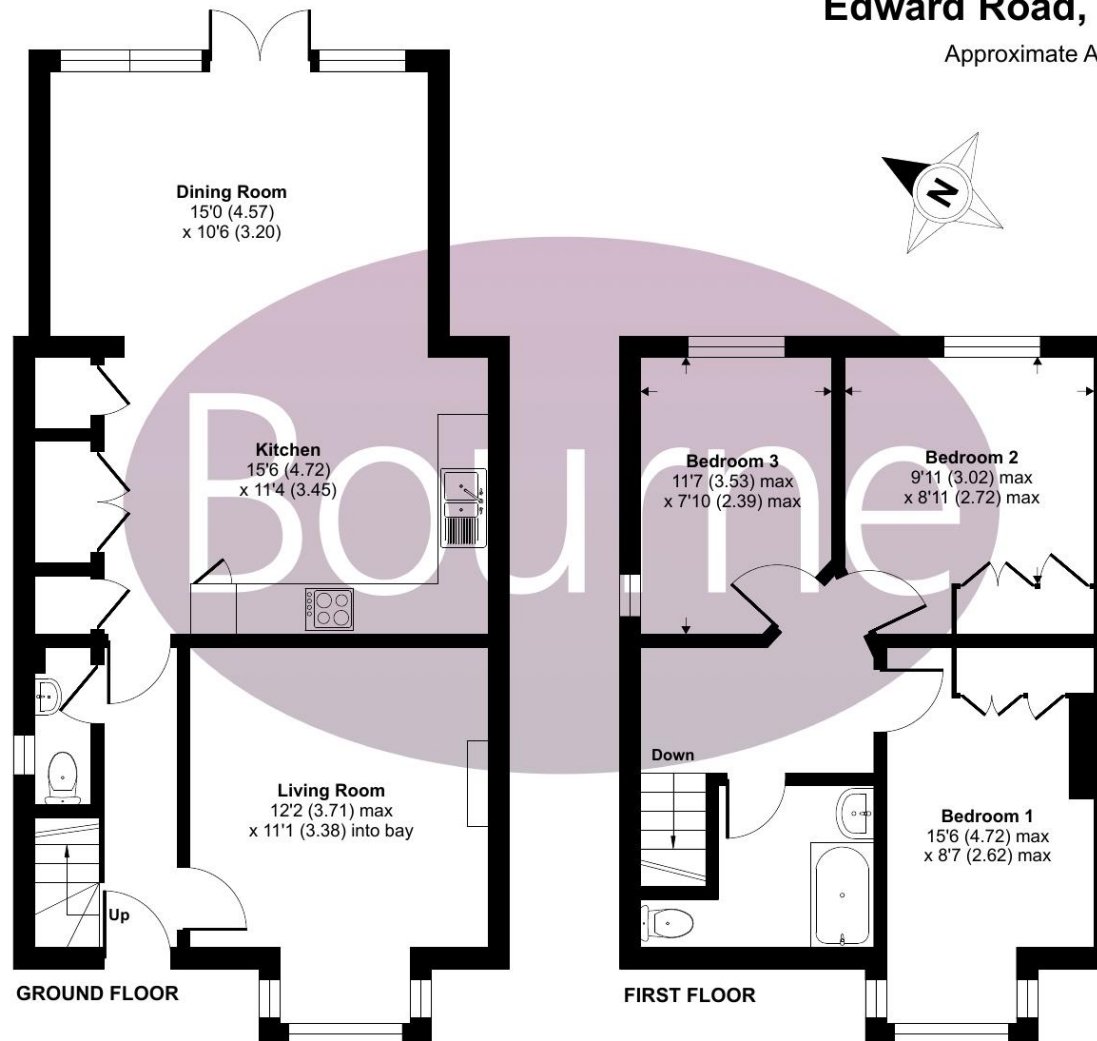


Floorplan

Edward Road, Farnham, GU9

Approximate Area = 1044 sq ft / 97 sq m

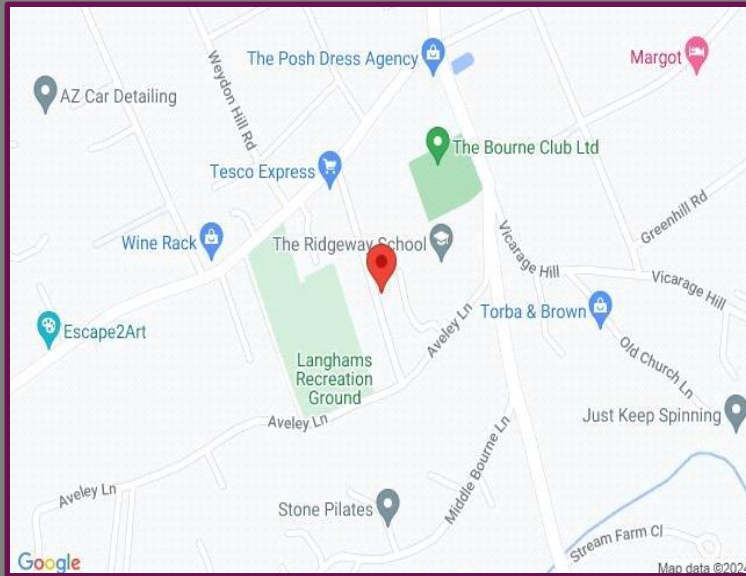
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1092599

Location

Edward road is a quiet road on the South side of Farnham, within walking distance to local shops and amenities, and within close proximity to popular local schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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.



FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD
 A refreshing choice... **Tel: 01252 723383 | Email: sales@bourneestateagents.com**
Web: www.Bourneestateagents.com