



Bridge Mews, Tongham, Farnham, Surrey

A deceptively spacious, three bedroom home located within a quiet cul-de-sac in the popular village of Tongham. This fabulous home is within walking distance of local amenities, whilst offering easy access onto the A3 and M3.

To the ground floor, the inviting entrance hallway leads to the refitted cloakroom, contemporary kitchen, spacious living room and study. The kitchen benefits from an extension creating a spacious open plan kitchen/diner with bi-folds leading onto the garden. It has a range of cupboard and drawer units, an oven with a gas hob and underfloor heating. The living room has sliding doors which offer picturesque garden views and flood the room with ample natural light.

To the first floor, there are three good sized bedrooms and a modern family bathroom. The master bedroom boasts an ensuite shower room.

Outside, there is a private and enclosed rear garden with side access and two allocated parking spaces.

Further benefits of this fabulous home include the efficient solar panels that really help to reduce electricity bills and also create a small income with excess going back into the grid.

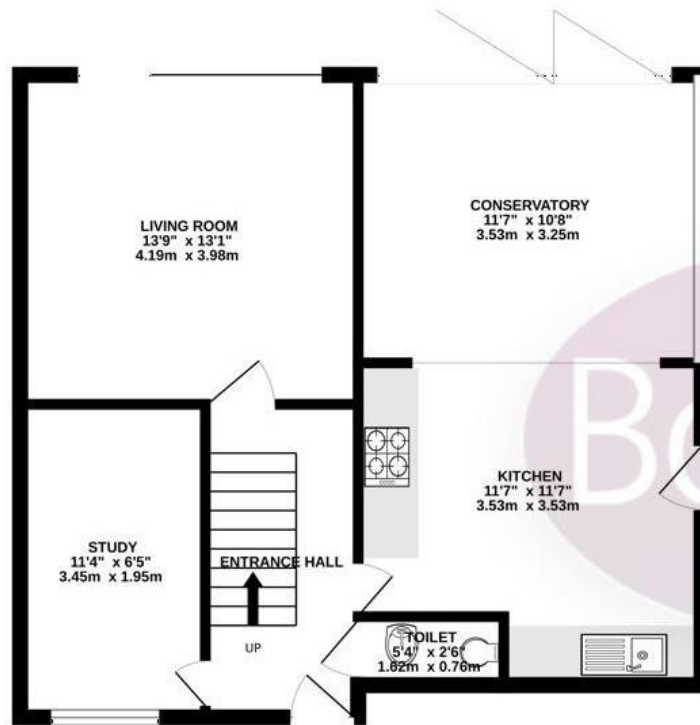
Freehold
Council Tax Band D

- Three bedrooms
- Entrance hall
- Refitted WC
- Kitchen diner
- Spacious living room
- Modern ensuite shower room
- Family bathroom
- Private garden
- Gas heating to radiators
- Solar panels
- Two allocated parking spaces

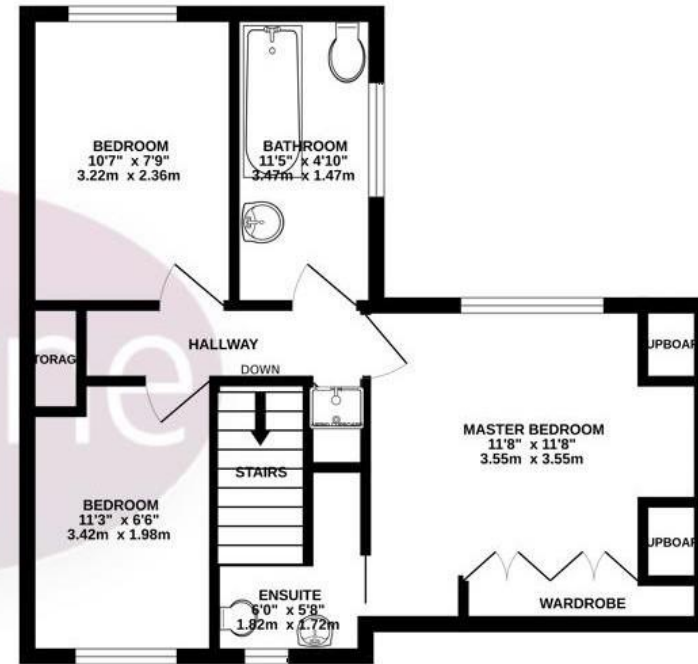


Floorplan

GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

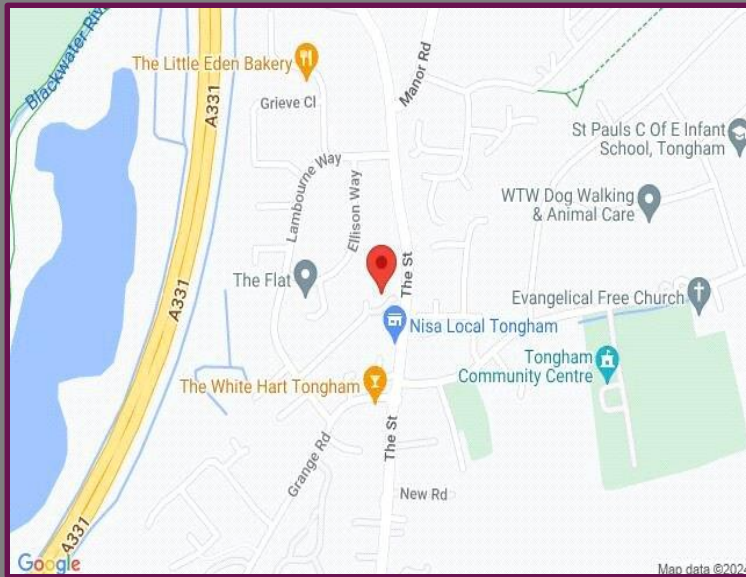
TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

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.

Made with Metropix ©2024

Location

The property is situated in a convenient position in the heart of Tongham, a small village located on the edge of Farnham close to the Surrey/Hampshire border. The village offers local shops, a pretty church, public house and is renowned for the Hog's Back Brewery. There is a cricket green, recreation ground and Tongham Woods nearby. The property is also within easy reach of sports and leisure facilities including the David Lloyd Leisure and Tennis Centre, Farnham Rugby Club and Badshot Lea Football Club.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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.



A refreshing choice...

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

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

Web: www.Bourneestateagents.com