

Bourne

ESTATE AGENTS



Talbot Road, Farnham, Surrey

Price Guide £425,000

Talbot Road, Farnham, Surrey

This well-presented residence is entered through an entrance porch, providing passage to the primary reception rooms and access to the first floor via stairs.

There is a charming sitting room with a front view and a kitchen/dining room at the rear, showcasing modern shaker-style floor and wall units, complemented by oak work surfaces. The kitchen is equipped with integrated oven, hob with extractor, fridge/freezer, and offers space and plumbing for a washing machine and dishwasher.

The primary bedroom, offering delightful views of the rear garden, features a bespoke walk-in wardrobe. The second bedroom offers a front aspect, while an additional bedroom/study also overlooks the front of the property. The modern family bathroom, refurbished in 2019, includes a shower over the bath.

The property boasts off-street parking for 3-4 cars, with a lockable gate providing side access to the rear garden, spanning an impressive 75 feet. The rear garden is primarily laid to lawn, accompanied by a generously sized patio, ideal for outdoor entertaining. A lockable outbuilding/storage and a hard standing area for a useful storage shed are also present. High fencing and mature trees contribute to a high degree of seclusion.

Freehold
Council tax band D

- Three Bedroom Semi-Detached
- Front Aspect Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Further Single Bedroom
- Modern Bathroom
- 75FT Garden
- Driveway Parking
- Convenient For Local Schools
- Potential To Extend (STPP)



Floorplan



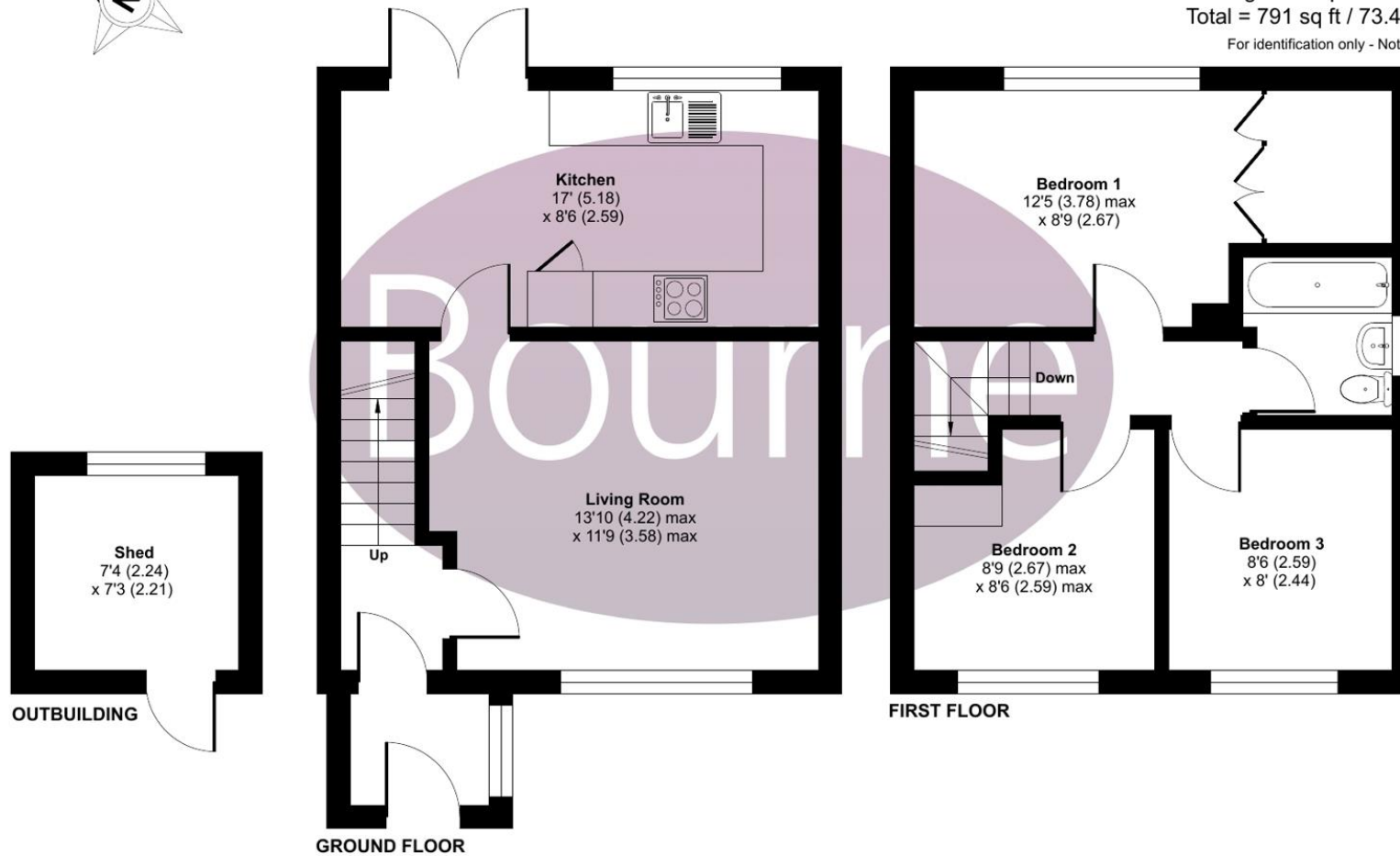
Talbot Road, Farnham, GU9

Approximate Area = 740 sq ft / 68.7 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 791 sq ft / 73.4 sq m

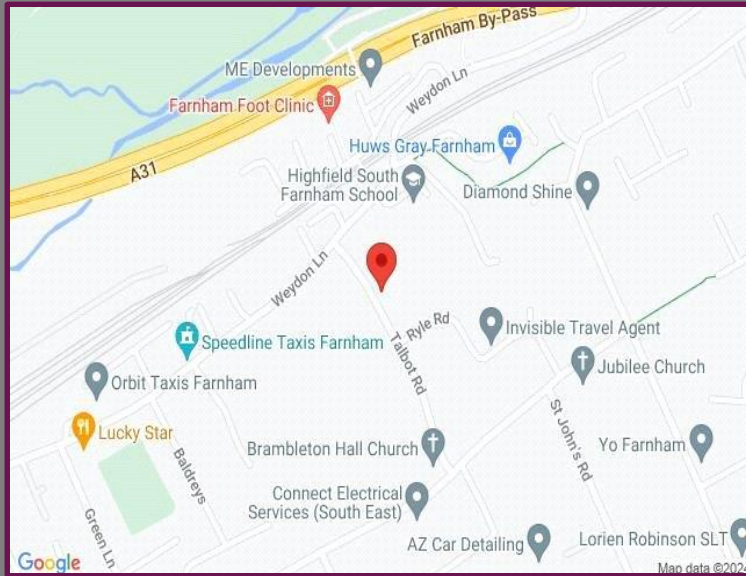
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1079469

Location

This property is located in South Farnham within easy reach of good local schools, amenities and Farnham mainline station which is within a mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(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...

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