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Eggars Field, Bentley, Farnham, Hampshire

Offers Over £350,000

Eggars Field, Bentley, Farnham, Hampshire

This appealing terraced residence occupies an advantageous location near the heart of Bentley village, offering convenient proximity to the mainline station with direct connections to London Waterloo.

The ground floor features an inviting entrance hallway, a contemporary kitchen, and a spacious sitting/dining room with direct access to the garden.

On the first floor, you'll find two well-proportioned double bedrooms, one boasting extensive built-in wardrobe space, while the other includes an airing cupboard above the stairs and a handy storage cupboard. Additionally, there's a bathroom with a shower over the bath.

Externally, the easily maintained garden is predominantly laid to lawn and adorned with various bedding shrubs and plants. Rear access is available, and at the front, there's an additional lawn area with a path leading to and from the front door. The garage with driveway parking is situated to the right-hand side of the terrace.

Freehold
Council tax band D

- Two Bedroom Terraced
- Living/Dining Room
- Modern Kitchen
- Downstairs Cloakroom
- Both Double Bedrooms
- Well-Maintained Garden
- Garage And Driveway Parking
- Cul-de-sac Position
- Village Location
- Convenient For A31 / Train



Floorplan

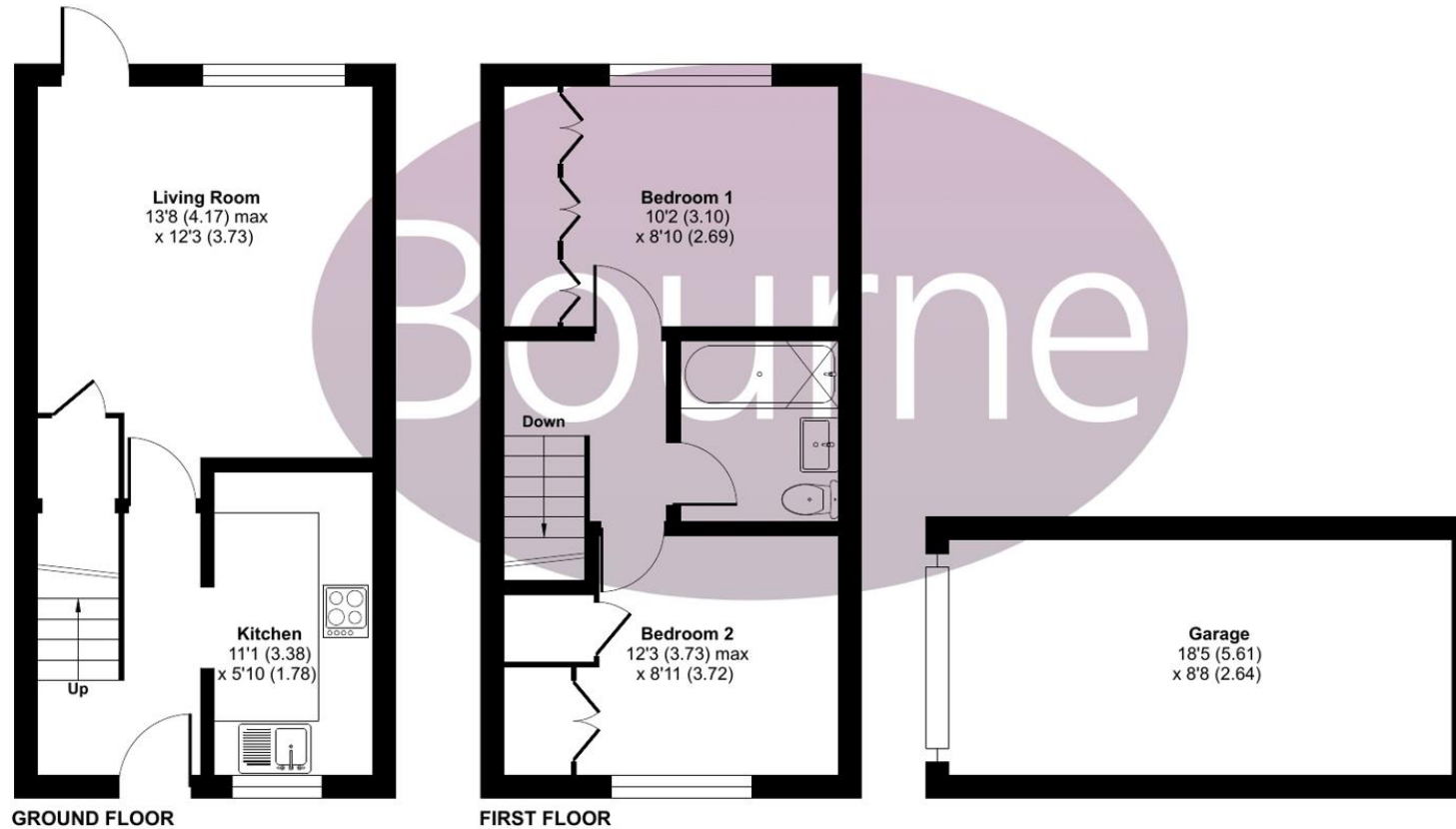
Eggars Field, Bentley, Farnham, GU10

Approximate Area = 624 sq ft / 57.9 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 784 sq ft / 72.7 sq m

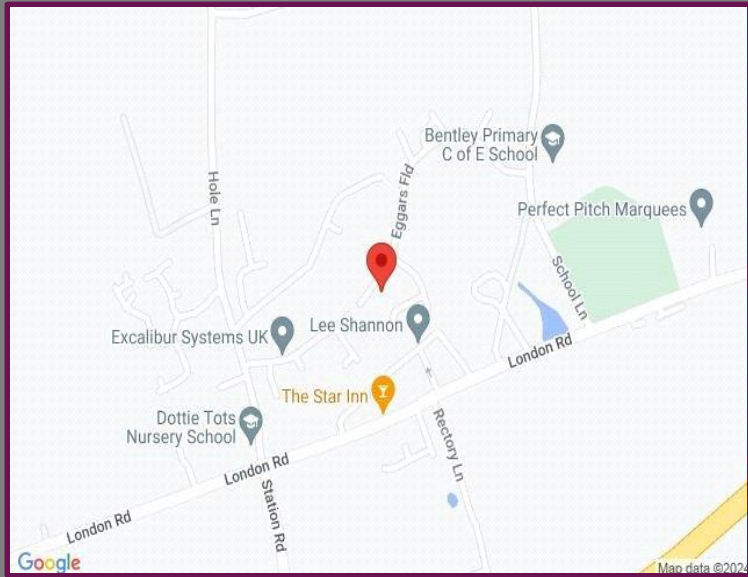
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1090960

Location

The property is located in the pretty Hampshire village of Bentley and within a walk of the primary school, recreation ground, local shops for day-to-day needs and public house. Bentley also has its own mainline station to Waterloo and Farnham offering further facilities is approximately 4 miles distance. The area is surrounded by many miles of open countryside and the A31 leading to other major road links, is a very short drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	57	
(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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