



Weydon Hill Close, Farnham, Surrey

No onward chain with this three bedroom end of terrace home, located in a cul-de-sac position in South Farnham. Benefitting from a conservatory and a garage in a nearby block.

Enter the property into the hall, positioned to the right is the living room which is open plan through to the dining area. The room is dual aspect. Off the living area is the kitchen which provides access through to the conservatory. The conservatory has a side access door and rear aspect sliding doors onto the garden.

To the first floor, there are three bedrooms, an airing cupboard, access to the loft and a shower room.

Externally, there is a garage in a nearby block. The front garden is laid to lawn and the rear is easy maintenance.

Freehold
Council tax band D

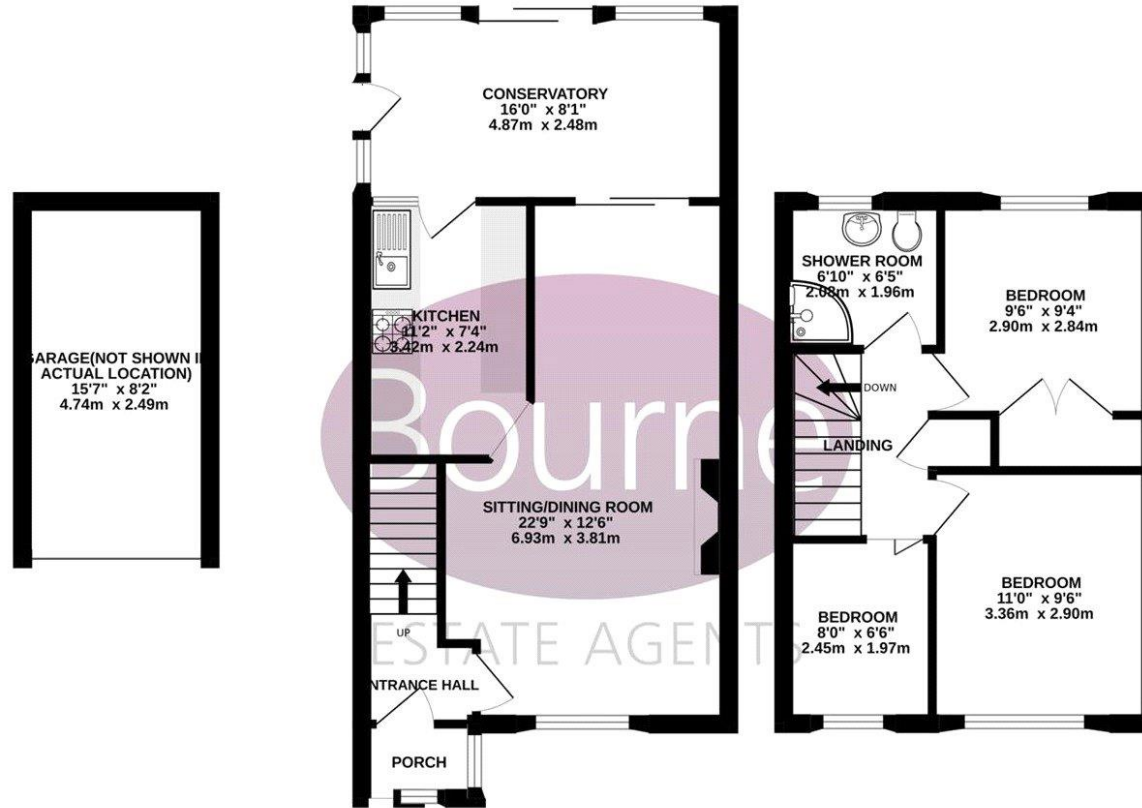
- Three Bedroom Home
- End Of Terrace
- Living/Dining Room
- Conservatory
- Easy Maintenance Garden
- Two Double Bedrooms
- Further Single Bedroom
- Shower Room
- Cul-de-sac
- No Onward Chain



Floorplan

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



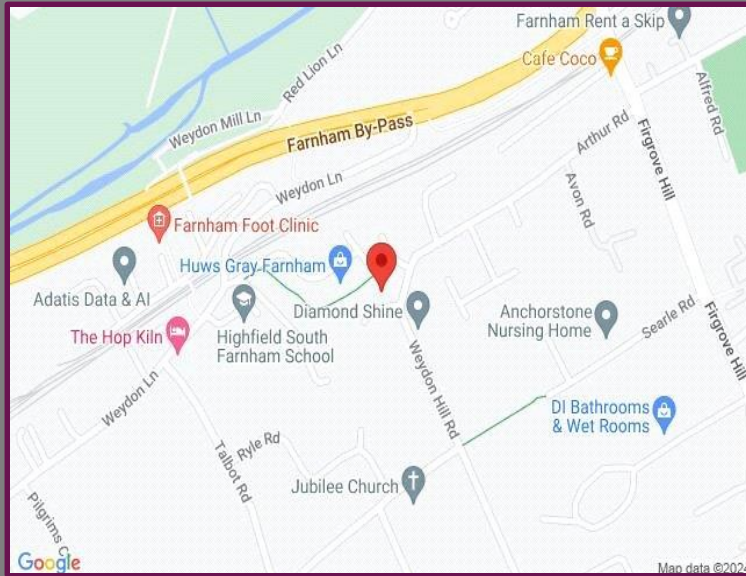
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 993 sq.ft. (92.3 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.

Location

The property is located in the highly sought after south Farnham area in catchment of Weydon School academy, with Farnham town centre and mainline train station within walking distance, approximately 0.7 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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