



ESTATE AGENTS



Armsworth Way, Farnham, Surrey

Price Guide £950,000

Armsworth Way, Farnham, Surrey

A stunning, extended detached home, built by CALA homes and offering accommodation over three floors. Four bedrooms, three suites and an open plan kitchen/dining/family room.

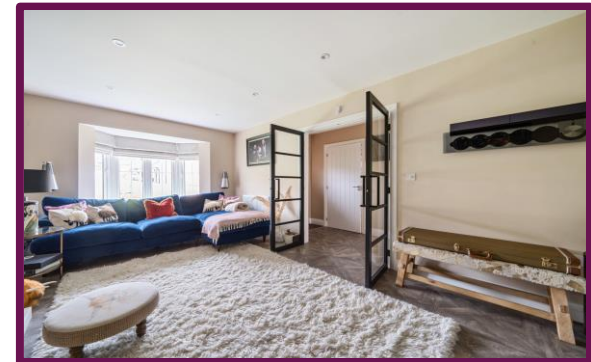
Spanning three floors, the ground level features a captivating sitting room, boasting a wood-burning stove and a bay window with a front view. Other amenities include a cloakroom with WC and washbasin, a study, a utility area, and a custom-designed open-plan kitchen/dining/family room measuring 27ft x 18ft9. The kitchen area showcases an L-shaped central island with integrated seating, while bi-fold doors seamlessly connect the space to the garden. Furthermore, the addition of a roof lantern enhances the overall brightness and airiness of this inviting area.

Ascending to the first floor unveils three bedrooms, one of them featuring an en suite shower room. Concluding this level is the family bathroom. The second floor encompasses a double bedroom accompanied by an en suite shower, tailor-made storage, eaves storage, and a bath.

The southerly aspect garden has undergone landscaping, incorporating artificial lawn, a tiered patio, and an array of shrubs and bushes. Additionally, ample driveway parking is available at the front, and permission has been granted for a car port to the left hand side of the property.

Freehold
Council tax band E

- Four Bedroom Detached
- Front Aspect Sitting Room
- Open Plan Kitchen/Dining/Family
- Study
- Two En Suites
- Family Bathroom
- Driveway Parking
- Landscaped Garden
- Balance Of NHBC Guarantee
- Near SANGS And Farnham Park

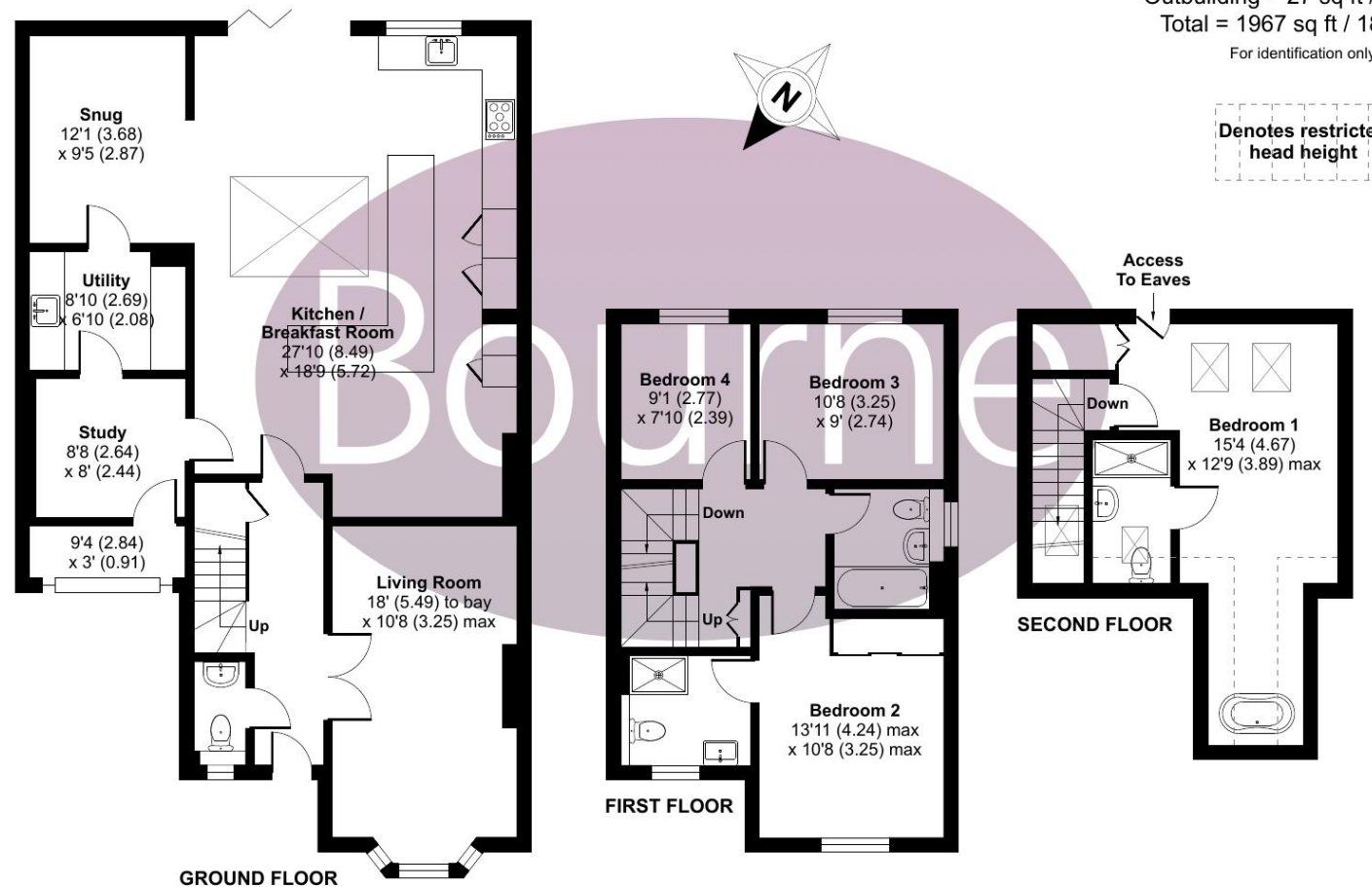


Floorplan

Armsworth Way, Farnham, GU9

Approximate Area = 1894 sq ft / 175.9 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Outbuilding = 27 sq ft / 2.5 sq m
Total = 1967 sq ft / 182.6 sq m

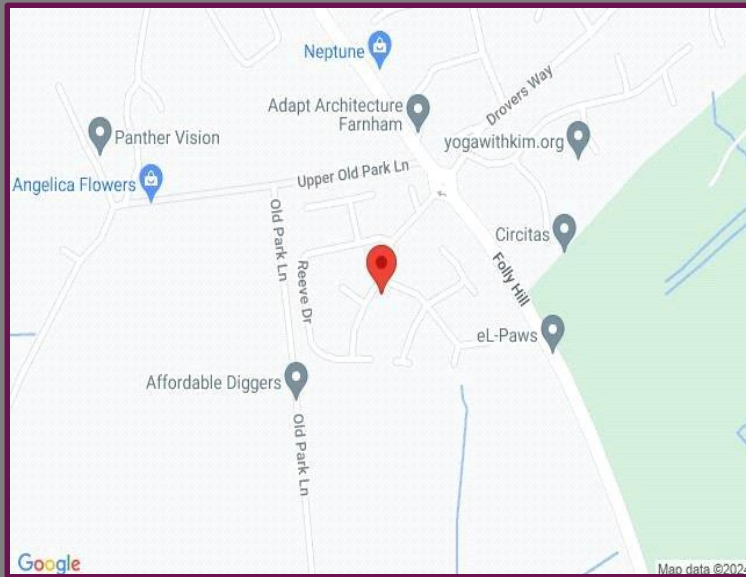
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 1092880

Location

Located on Armsworth Way, off Folly Hill in Farnham. The property offers convenient access to Farnham town centre with a variety of shops and eateries. Beyond the town is the A31 and in the opposite direction, the A287 is conveniently accessible, serving the M3. Mainline train services to London Waterloo are just beyond the town centre.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(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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