



ESTATE AGENTS



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Woodside Road, Farnham, Surrey

Price Guide £475,000

Woodside Road, Farnham, Surrey

This well-maintained semi-detached property is now available on the market, boasting impeccable interior decor. Situated in close proximity to excellent schools and Rowhills Nature Reserve, it presents a desirable living environment.

Upon entering, you'll find an inviting entrance hall leading to an adjoining sitting room with an open fireplace, the sitting room seamlessly flows into the dining room, with a connecting door to the conservatory. The ground floor is completed by a fully-equipped kitchen featuring a range of wall and base units, a built-in cooker, and ample space for additional appliances. Convenient under-stairs storage is also available.

Heading upstairs, the property offers two spacious double bedrooms, a single bedroom, and a contemporary family bathroom featuring a bath with a shower overhead.

Outside, the front of the property features a driveway for several vehicles. The rear garden, predominantly laid to lawn and South-West facing, also offers beds with mature shrubs and bushes. Additionally, to the left of the property, there is a single garage for added convenience with power, light and a roller door.

Freehold
Council Tax Band D

- Three Bedrooms Home
- Semi-Detached
- Living/Dining Room
- Modern Kitchen
- Conservatory
- Bathroom With Shower Over
- Well-Maintained Garden
- Driveway Parking
- Garage
- Close To Schools



Floorplan

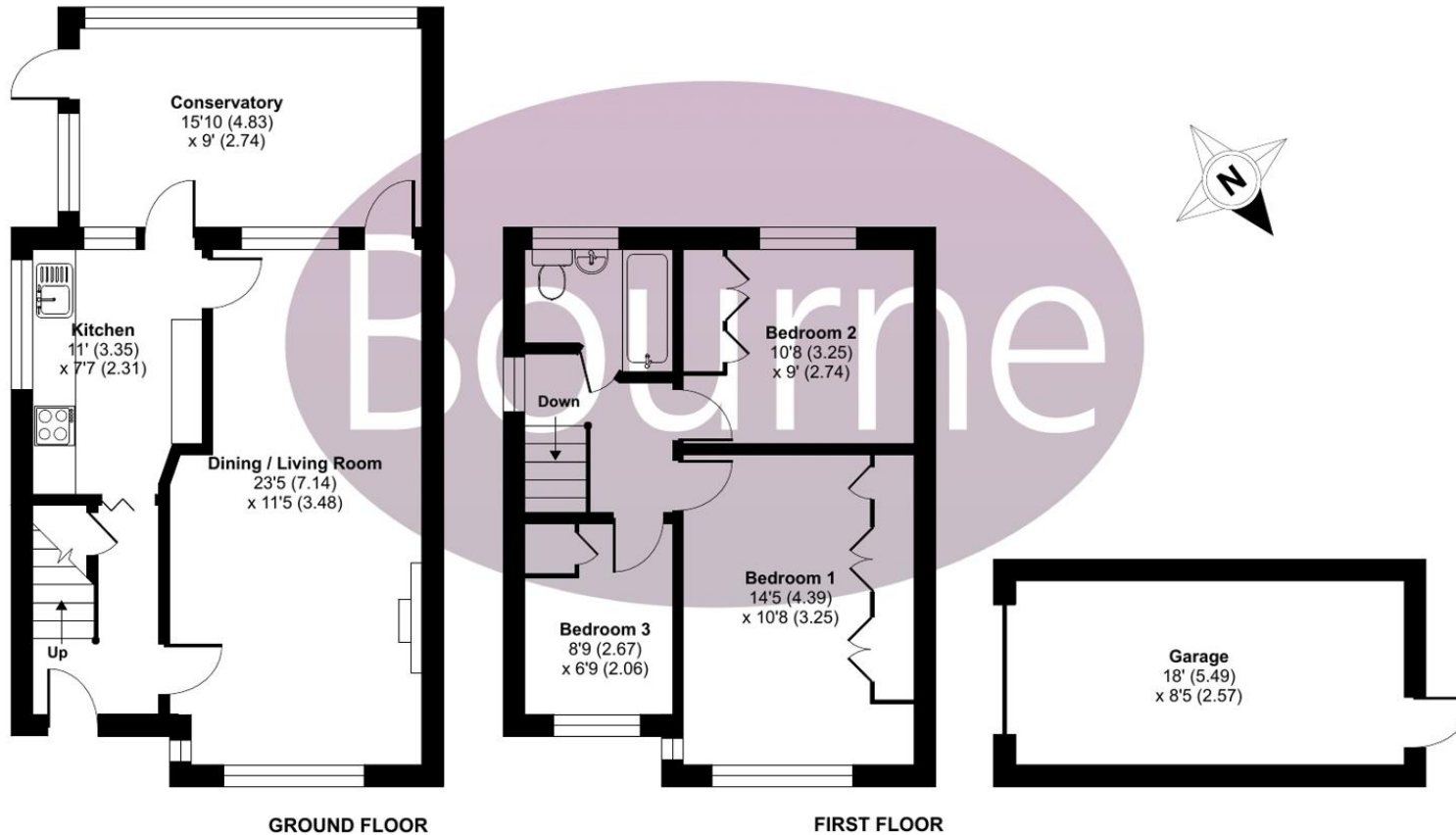
Woodside Road, Farnham, GU9

Approximate Area = 981 sq ft / 91.1 sq m

Outbuilding = 152 sq ft / 14.1 sq m

Total = 1133 sq ft / 105.3 sq m

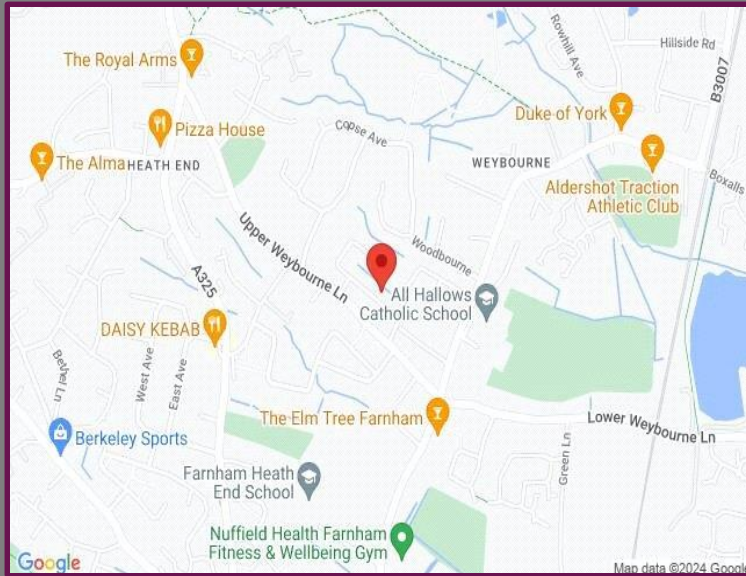
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Bourne Estate Agents. REF: 1095177

Location

Woodside Road is within one mile from Farnham Deer Park and there is also Rowhills Nature Reserve nearby. The property is close by to a mixture of good local shops, nurseries, schools and bus routes. Farnham town centre offers excellent shopping facilities as well as the mainline stations providing the journey to London Waterloo within the hour. There is also good access to the A331 on the eastern edge of the town, which in turn links to the M3 and A31 for further regional links.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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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