



ESTATE AGENTS



FOR SALE
Bourne
01252 722883

58 Wey Meadow Close, Farnham, Surrey, GU9 8TX

Price Guide £375,000

58 Wey Meadow Close, Farnham, Surrey, GU9 8TX

A beautifully presented property boasting two spacious double bedrooms, conveniently located just 0.3 miles from Weydon Secondary School and 1.4 miles from Farnham Train Station.

The property features a front-facing kitchen and a downstairs cloakroom, complemented by a spacious living/diner leading to the south-facing rear garden. Upstairs, two double bedrooms with built-in wardrobes are accompanied by a family bathroom. Additionally, the property includes an allocated parking bay and ample visitor parking. Notably energy-efficient, the home is equipped with solar panels, contributing to lower monthly bills.

Externally, there is a home office, offering power and light. The rear garden is south facing and a generous size for a property of this age; it is mostly laid to lawn with a patio area for a table and chairs. Additionally, there is side access.

Freehold
Council tax band D

- Two Double Bedrooms
- Fitted Kitchen
- Living/Dining Room
- Bathroom
- Double Glazing
- One Allocated Parking Space
- Garden
- Close To Town
- Gas Central Heating
- South Facing Rear Garden



Floorplan

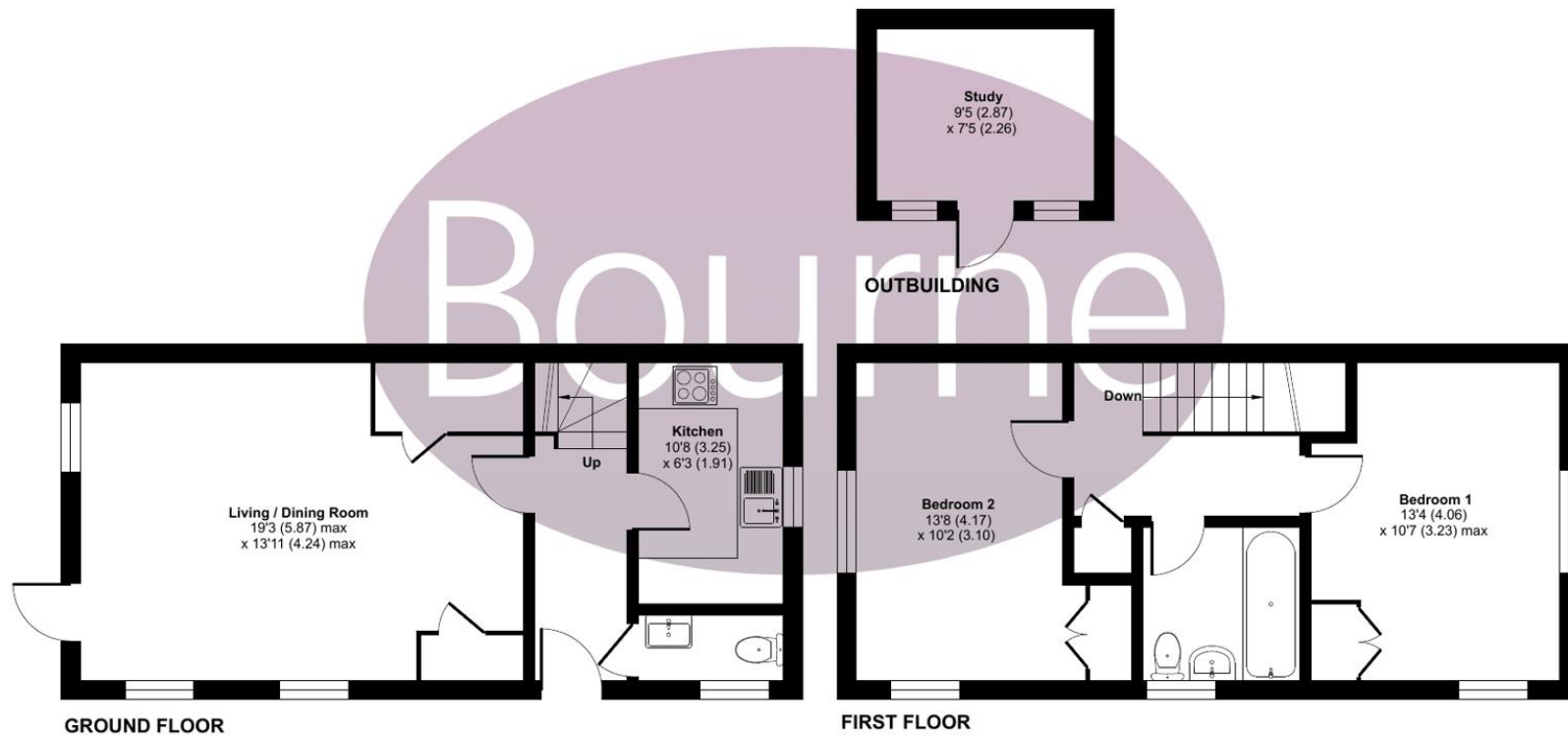
Wey Meadow Close, Farnham, GU9

Approximate Area = 848 sq ft / 78.7 sq m

Outbuilding = 71 sq ft / 6.5 sq m

Total = 919 sq ft / 85.2 sq m

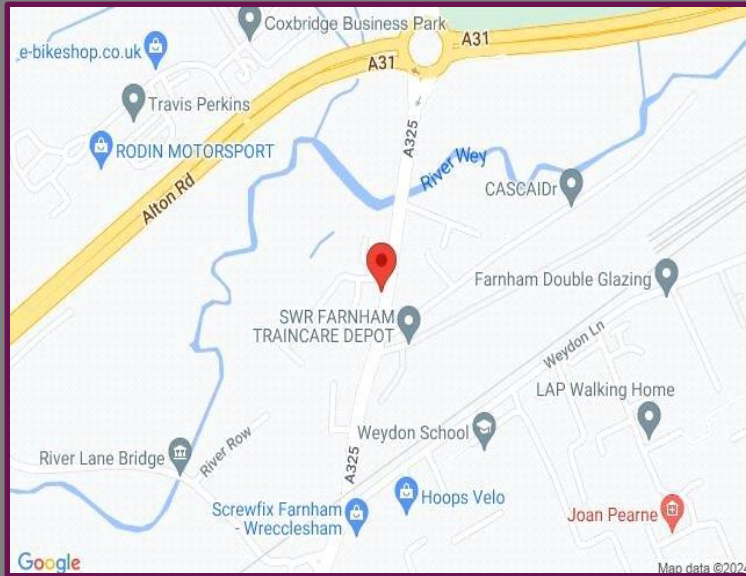
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄t̄h̄ēc̄ōm 2024. Produced for Bourne Estate Agents. REF: 1091997

Location

The property is in Wey Meadow Close, to the south western fringes of Farnham town, just over a mile from Farnham train station. The Georgian town provides a variety of shops and eateries. The property is also within close proximity to excellent primary and secondary schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(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...

FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD

Tel: 01252 723383 | Email: sales@bourneestateagents.com

Web: www.Bourneestateagents.com