



# Copse Avenue, Farnham, Surrey

Nestled in a sought-after cul-de-sac, this four-bedroom family home exudes charm and tranquility. Situated conveniently close to Rowhills Nature Reserve and local schools, this property offers a blend of comfort and convenience.

Upon entry through a welcoming porch, you're greeted by an inviting hallway that sets the tone for the rest of the home. The ground floor boasts a luminous dual-aspect sitting room, perfect for relaxing or entertaining guests. Adjacent, a separate dining room and a spacious kitchen/breakfast area await. Completing this level is a practical utility room, a convenient W/C, and coat storage.

Ascending the stairs, you'll discover three generous double bedrooms along with a well-proportioned single bedroom, currently utilized as a study. The family bathroom, situated on this floor, ensures convenience for all occupants. Additionally, there is a separate shower.

Stepping outside, you're greeted by a mature and secluded rear garden, featuring a delightful patio area ideal for alfresco dining during warmer months. The garden is adorned with vibrant flower beds boasting seasonal perennials, mature shrubs, and various trees. Additionally, a side garden with a pathway leads to the detached single garage. Parking is plentiful with a block-paved driveway accommodating multiple vehicles.

Freehold  
Council tax band E

- Four Bedroom Detached
- Kitchen/Breakfast Room
- Utility Room
- Downstairs WC
- Dining Room
- Dual Aspect Sitting Room
- Separate Shower Room
- Detached Garage
- Cul-de-sac Position



# Floorplan

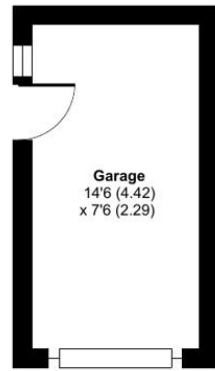
## Copse Avenue, Farnham, GU9

Approximate Area = 1400 sq ft / 130 sq m

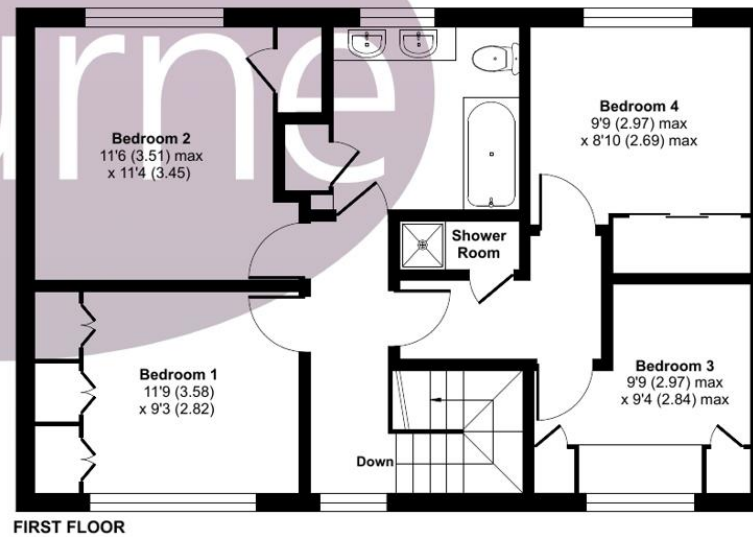
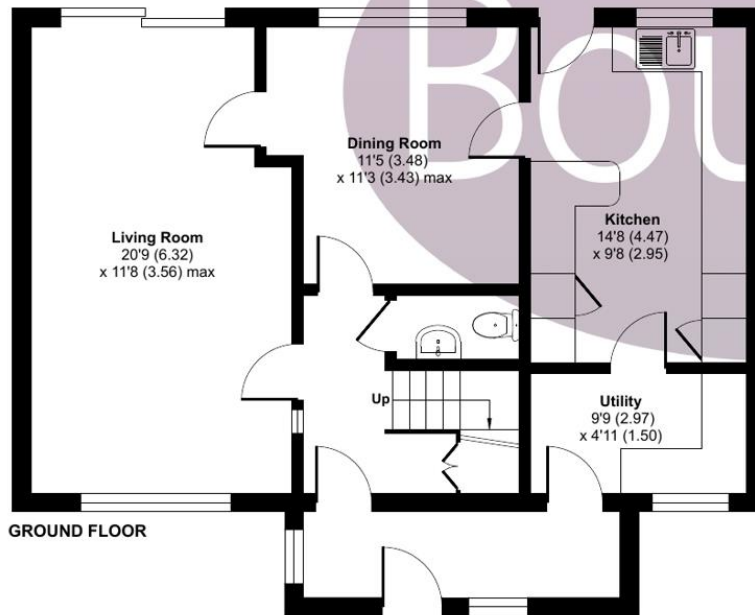
Garage = 109 sq ft / 10.1 sq m

Total = 1509 sq ft / 140.1 sq m

For identification only - Not to scale



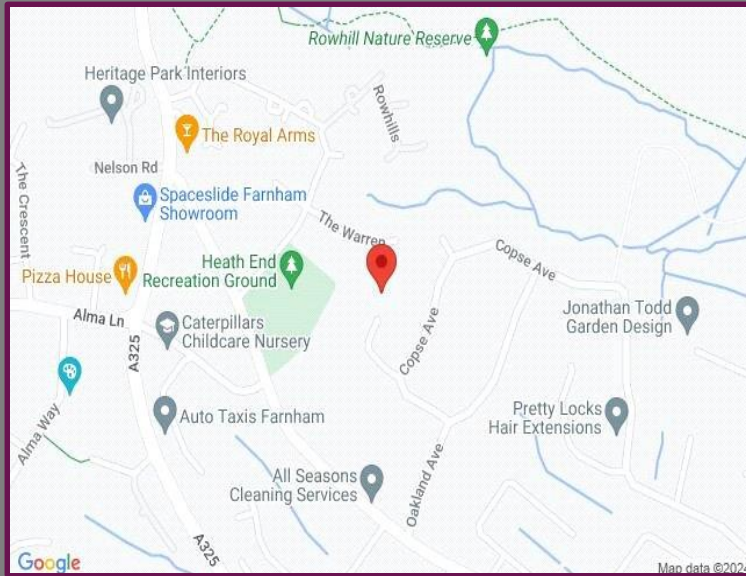
GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1104023

# Location

The Georgian market town of Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and education facilities. Farnham mainline station provides a service to Waterloo within the hour. There is easy access to the A31 providing easy access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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