



ESTATE AGENTS



Willbury Road, Farnham, Surrey

Price Guide £450,000

Willbury Road, Farnham, Surrey

A beautifully presented townhouse boasting three spacious double bedrooms, situated within a sought-after modern development near Farnham Hospital.

The ground floor features a convenient cloakroom fitted with a pristine white suite. The kitchen is adorned with sleek contemporary units, complete with a built-in stainless steel oven, gas hob, and extractor. Flowing seamlessly from the kitchen is the 15'7 living/dining room which is flooded with natural light by double glazed French doors opening onto the garden.

To the first floor there are two generously sized double bedrooms and a white three-piece family bathroom suite with tiled flooring.

On the second floor resides the luxurious master bedroom, featuring a built-in walk-in wardrobe, eaves storage cupboards, and a white tiled en-suite shower room boasting a Velux window.

Outside, the rear garden offers a delightful patio area which is complemented by a well-maintained lawn and bordered by charming flower and shrub beds, all enclosed by fencing. Additionally, two allocated parking spaces are conveniently situated at the front of the property.

Freehold
Council tax band E

- Three bedrooms
- Entrance hall
- Cloakroom
- Kitchen
- Living/dining room
- Three piece family bathroom
- Ensuite shower room
- Parking
- Double glazing
- Gas central heating



Floorplan

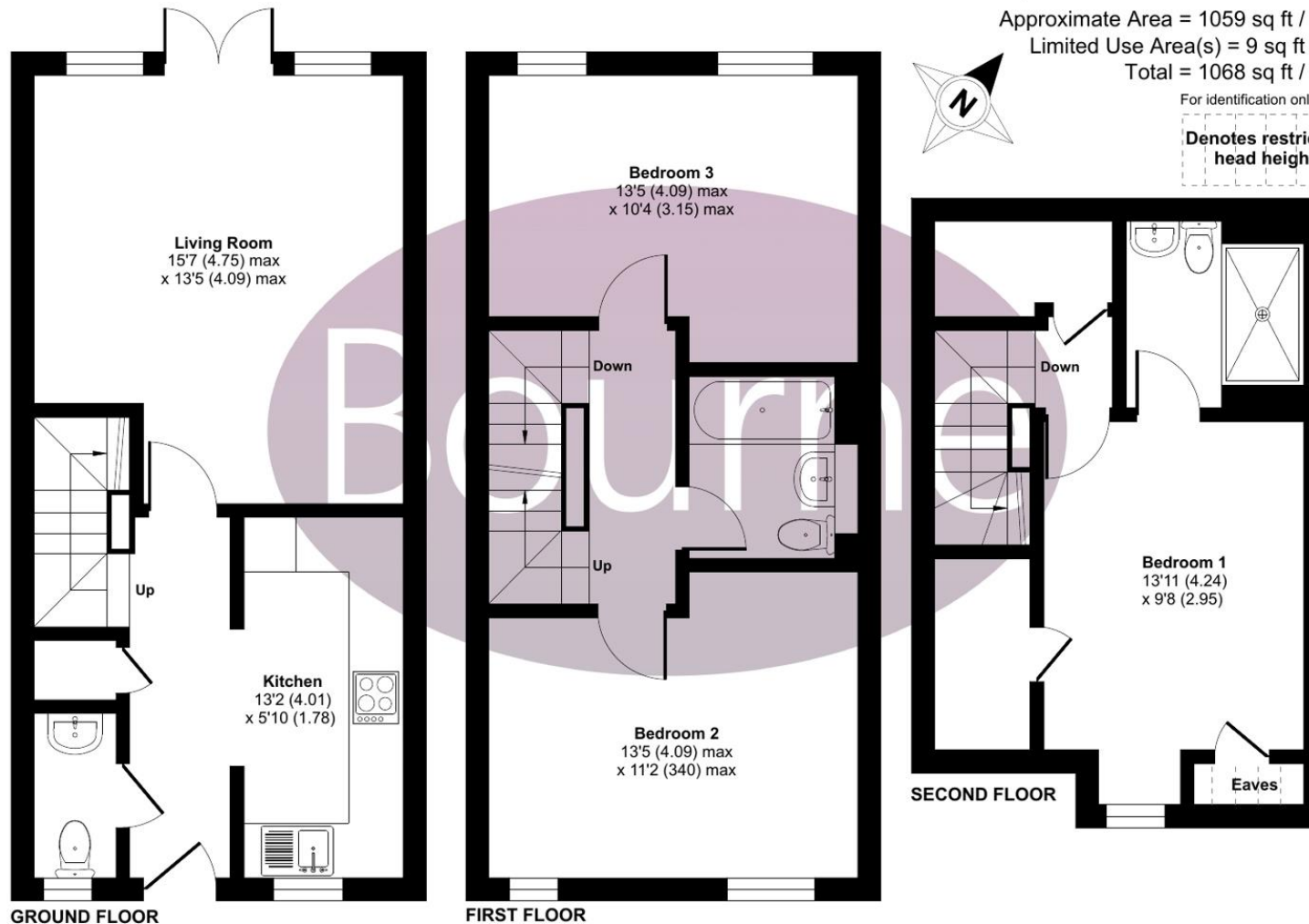
Willbury Road, Farnham, GU9

Approximate Area = 1059 sq ft / 98.3 sq m
Limited Use Area(s) = 9 sq ft / 0.8 sq m
Total = 1068 sq ft / 99.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1102930

Location

The property is located on a modern development close to Farnham Hospital, Farnham town and is approximately 0.7 miles from Farnham station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	79	
(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