



South Avenue, Farnham, Surrey

This three bedroom semi-detached house is situated in one of North Farnham's most sought after areas and is located close to popular schools. Offered with no onward chain.

The ground floor of this home comprises two/three reception rooms, a kitchen, and a downstairs cloakroom.

Upstairs, you'll find three bedrooms and a family bathroom.

Additionally, the property features a driveway with ample space for multiple cars, a garage, and a split-level, south facing garden, boasting both patio and lawn areas.

Freehold
Council tax band D

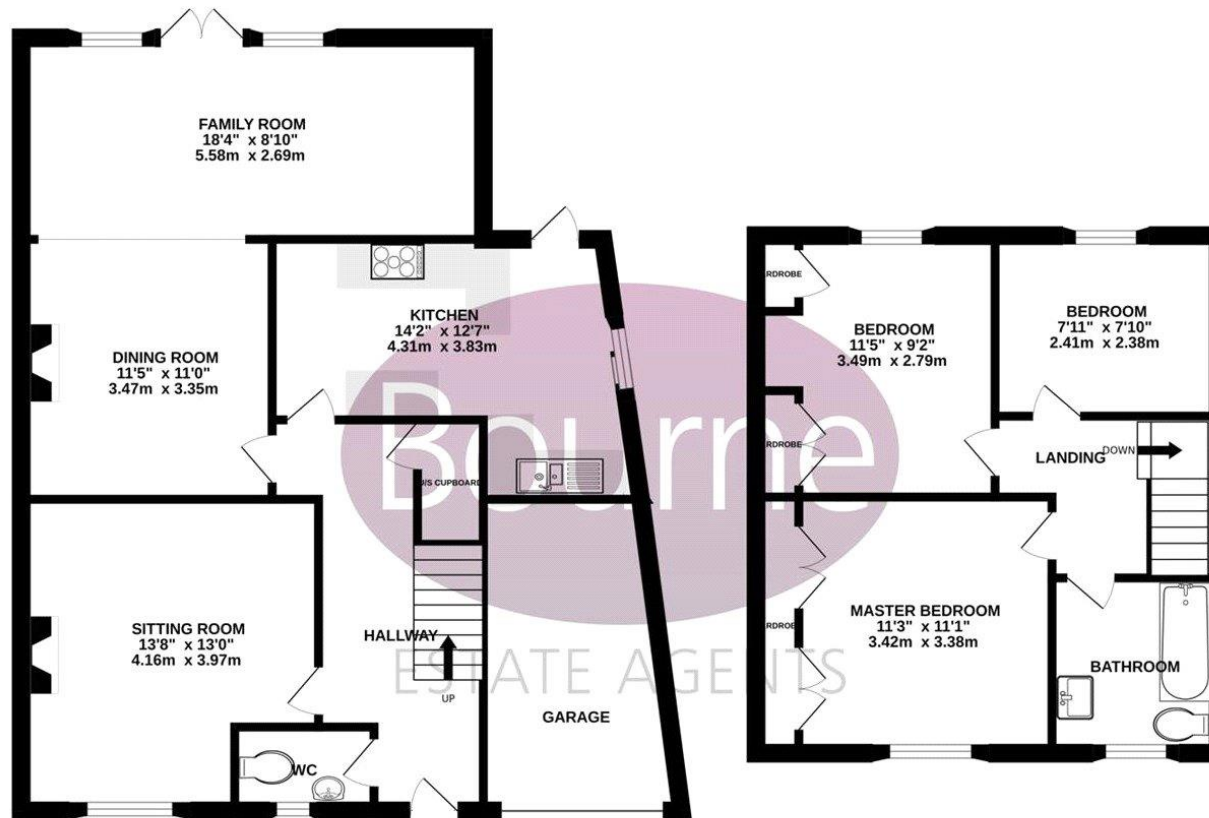
- Three Bedroom Semi-Detached
- Two/Three Reception Rooms
- Garage and Parking
- South Facing Rear Garden
- Family Bathroom
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- Sought-After Location
- No Onward Chain



Floorplan

GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



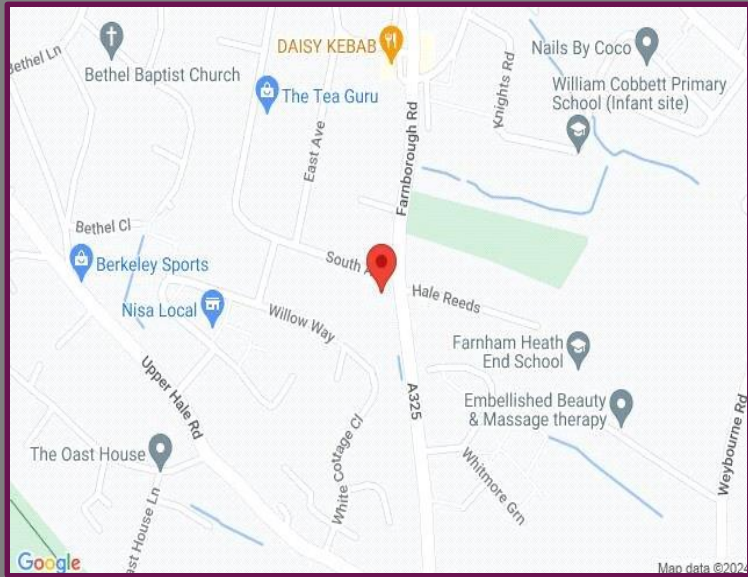
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Location

Located on the outskirts of Farnham not far from shops and bus routes. This property has excellent transport connections, well positioned to access M3 east or west. A3 and Farnborough Airport (5 miles), Heathrow (25 miles) There are mainline stations at Farnham and Aldershot, both on the London Waterloo line and taking 52 and 45 minutes respectively, and Farnham town is a short distance to the west, offering a wide ranging choice of boutiques, high street chains and supermarkets.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 62 | |
| (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