



18 Montague Mews, Farnham, Surrey. GU9 7GF.
Guide Price £539,000

- Short walk of the town centre
- Semi detached home
- Well presented accommodation
- Parking for 2 cars
- Enclosed rear garden
- Three bedrooms
- Large lounge/dining room
- Modern fitted kitchen
- Bathroom and ensuite shower
- Cloakroom/w.c.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(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

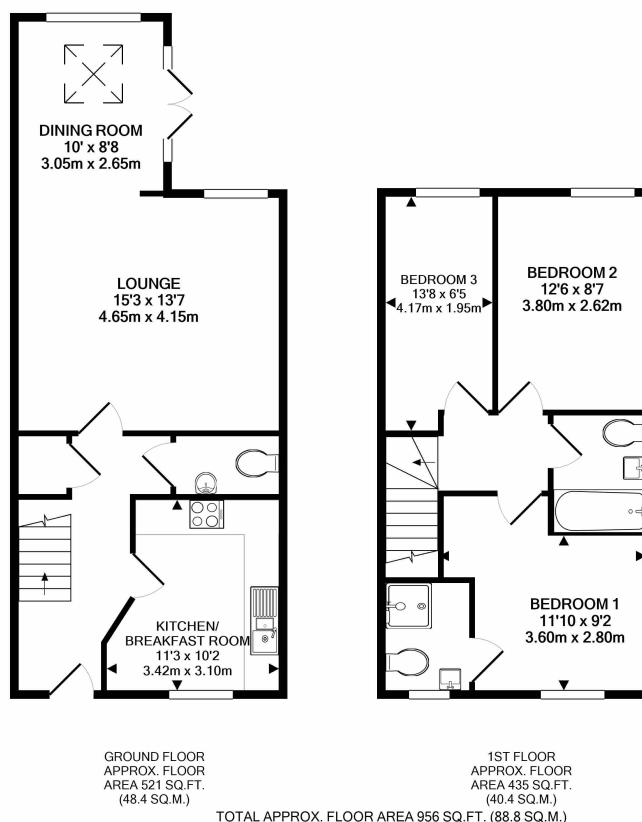
Description

Built in 2015, this three bedroom semi detached home offers generous and well presented accommodation. The property is situated at the end of a small cul de sac, within a short, level walk of Farnham's elegant Georgian town centre. On the ground floor is a central entrance hall with a cloakroom/w.c. and stairs to the first floor. The fitted kitchen features a range of fitted appliances and space for a breakfast table and chairs. To the rear of the house is a large L shaped lounge/dining room with doors out to the rear garden. On the first floor there are three bedrooms and contemporary family bathroom and en-suite shower room. Further benefits include, sealed unit double glazing, gas fired central heating, parking for two cars and an enclosed level rear garden.

Material Information - All mains services, water meter, good mobile signal with all providers outdoor and data limited indoors, ultrafast broadband available. Service Charge of £391.70 per annum for communal areas and private road.

Local Authority

Waverley
Band D



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.