



40J Upper Hale Road, Farnham, Surrey. GU9 0NS.
Guide Price £750,000

keatsfearn



Description

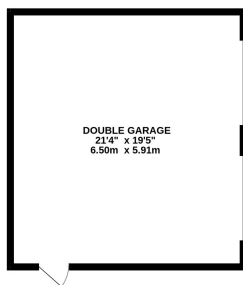
This spacious and well presented home was constructed in 2018 and is situated just a 5 minute walk from Farnham's beautiful 320 acre park. Local schools and shops are within easy reach and the elegant Georgian town centre is less than 2 miles away. The property offers generous accommodation including a large living room, a playroom which could also be used as a home office, a comprehensively fitted kitchen/dining room with vaulted ceiling, a cloakroom/w.c. and a utility room. On the first floor are three bedrooms, an en-suite shower room and family bathroom. The top floor features a double bedroom with vaulted ceiling, en-suite shower room and velux windows. The rear garden is mostly laid to lawn with a paved patio and a gate providing rear access to the double garage which has parking for two cars in front. Further benefits include sealed unit double glazing, gas central heating with underfloor heating to the ground floor, exposed beams and fitted wardrobes to three bedrooms. All residents pay an annual £50 fee, which is used to cover insurance for the car park and shared drive, as well as any adhoc maintenance.

Local Authority

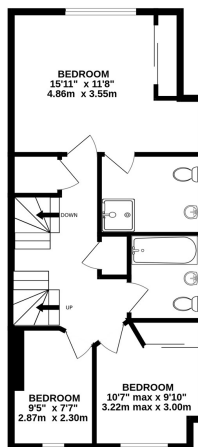
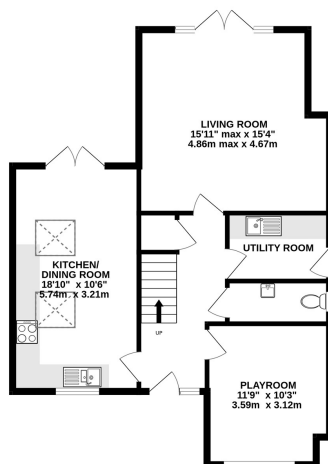
Waverley
Band E



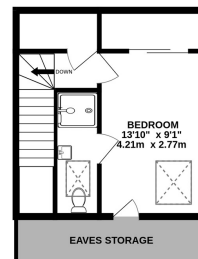
GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	84	93
A		
(81-91)		
B		
(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

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Disclaimer: For clarification we wish to inform prospective purchasers/tenants 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.

