



Acer House, 2a South Avenue, Heath End, Farnham, Surrey. GU9 0QY.  
Guide Price £645,000

- Brand New House
- 2 Bath/ shower rooms (1 en-suite)
- Lounge with box bay window
- Driveway for 2/3 cars
- Air source heating with underfloor heating to ground floor
- 3 Bedrooms
- Kitchen with AEG appliances and stone work tops
- Secluded garden with good sized patio
- 10 Year Building Warranty via NHBC
- Triple glazed windows
- Three phase electricity

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		71
(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

This BRAND NEW property occupies a highly popular location situated within the sought after Avenues, being most convenient to local amenities and well regarded schools. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking. There is an excellent choice of schools in the area including William Cobbett School, Heath End and All Hallows Secondary Schools. Communications are first class with the A31/A3 providing direct links to London and the south coast. The A331 Blackwater Valley Road links Farnham with the M3, M25 and Heathrow.

Material Information - EV charging point. Air source heating. Right of access over alleyway to side owned by 2 South Avenue. Measurements on floor plan are approximate as measured before plaster board installed. EPC quoted is predicted C rating (75)

## Directions

Sat Nav - GU9 0QY

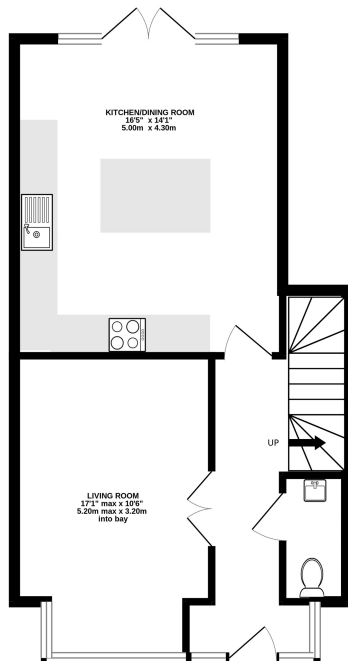
## Tenure

FREEHOLD

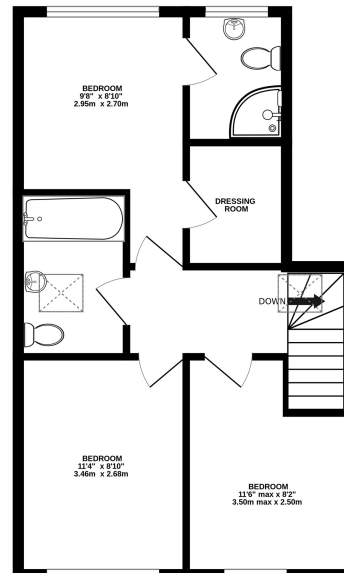
## Local Authority

Waverley

GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA - 991 sq.ft. (92.1 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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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.