



41 Upper Hale Road, Farnham, Surrey. GU9 0NX.  
Guide Price £645,000





## Description

An extended character home offering spacious accommodation and a generous rear garden. The well presented accommodation includes an entrance hall, sitting room, dining room and a large kitchen/breakfast/family room with a part vaulted ceiling and bifold doors to the rear garden. This really is the hub of the home and is a great space for day to day family living, as well as a fabulous entertaining space. On the first floor are two double bedrooms, a family bathroom and an en-suite shower to the main bedroom with a laundry cupboard providing space for a washing machine and tumble drier. The top floor bedroom is an excellent size, with 3 skylight windows, eaves storage and far reaching views. The long rear garden features a substantial paved terrace, large lawned area and an excellent home office and store room. To the front of the house there is off road parking for two cars.



The house is well positioned for access to local schools and shops, the stunning Farnham Park, as well as the extensive road network including the A31 and A331 leading to the A3 and M3. Farnham's elegant Georgian town centre is only 1.5 miles away.

Features include attractive fireplaces, sash windows, exposed floorboards, gas central heating, and double glazing to the rear. The property benefits from all mains services and the water supply is metered. Ultrafast broadband is available in the area and mobile reception is likely for all networks, although buyers should conduct their own onsite checks.

An internal inspection is most highly recommended to fully appreciate all that this lovely home has to offer.

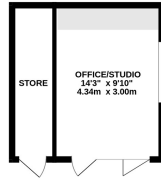
## Local Authority

Waverley

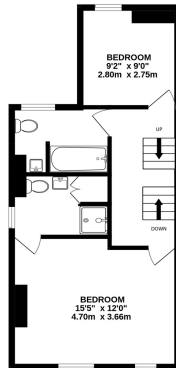
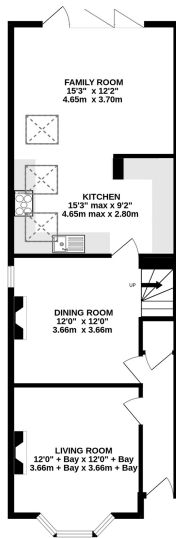
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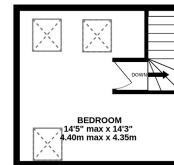
GROUND FLOOR  
890 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.3 sq.m.) approx.



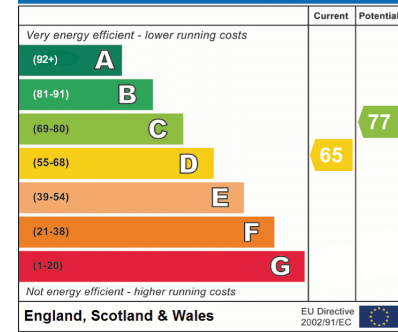
2ND FLOOR  
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (142.9 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



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Disclaimer: 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.



