



7 Copse Avenue, Farnham, Surrey. GU9 9ED.
Offers In Excess Of £600,000

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Description

A spacious detached home, on a sought after development, within walking distance of All Hallows and William Cobbett schools and Rowhill Nature Reserve. The ground floor accommodation includes a double aspect living/dining room, sun room, re-fitted kitchen, breakfast room and cloakroom/w.c. The garage has been sub divided to create a utility room and a further multi purpose space. On the first floor there are three bedrooms, two of which have access to balconies, a re-fitted family bathroom and a re-fitted en-suite shower room. The large rear garden enjoys a westerly aspect, with lawn, patio and decked areas. To the front of the house is a driveway providing off road parking. Many improvements have been made to the property, but there is still room for improvement, allowing a buyer to make the house their own. There is also the potential to extend, subject to the usual consents. The property benefits from gas central heating , provided by a boiler which was installed in June 2025. All mains services are connected and the water supply is metered. The oak tree in the garden is subject to a TPO. According to Ofcom, ultrafast broadband is available in the area and mobile phone reception should be good indoors and outside.



Directions

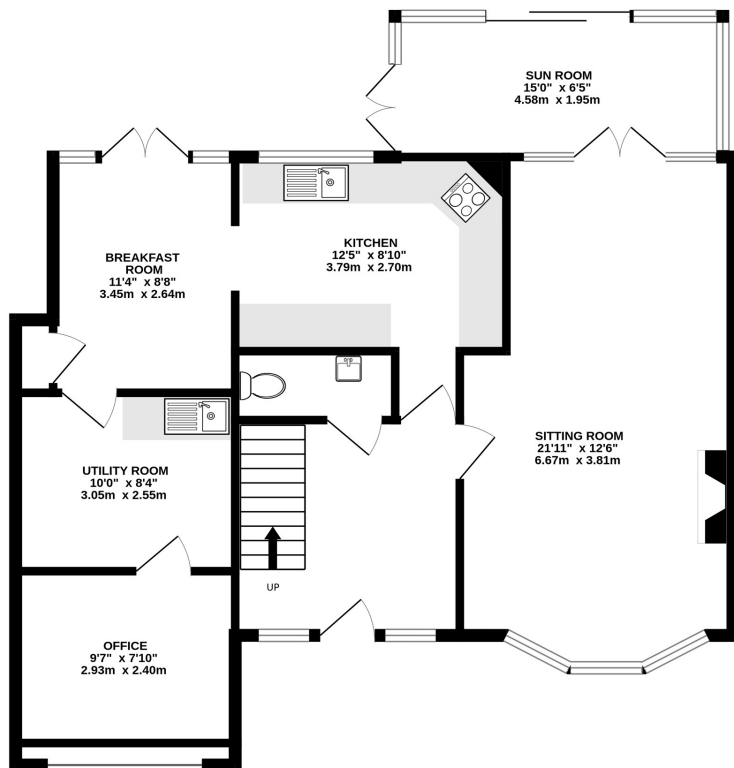
Sat Nav Ref: GU9 9ED

Local Authority

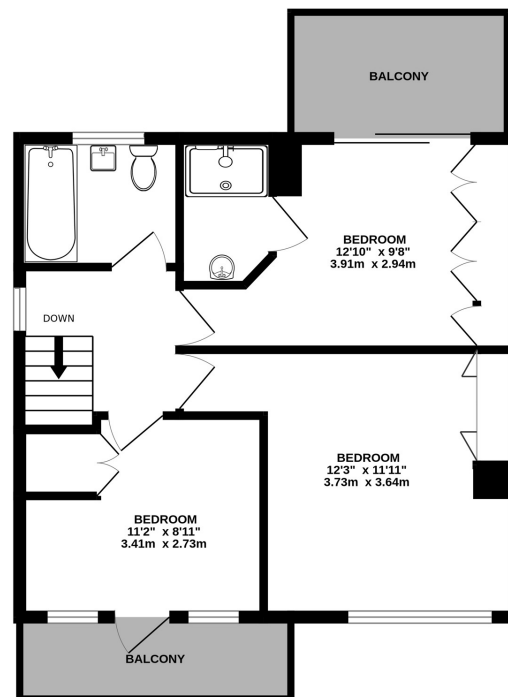
Waverley
Band E



GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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+)	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		67	79
		EU Directive 2002/91/EC	

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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.

