



19 Gravel Road, Farnham, Surrey. GU9 0JB.
Guide Price £425,000

- Link detached bungalow
- Two bedrooms
- Refitted family bathroom
- Driveway parking
- Set in a small unmade lane
- Living/kitchen/breakfast room
- South facing garden
- Garage store

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

A charming link detached bungalow, situated in a small, private road, on the north side of Farnham. The accommodation comprises, an entrance hall, two bedrooms, refitted contemporary bathroom and a light and airy south facing living/kitchen/breakfast room with doors to the gardens. The modern fitted kitchen offers a good range of cupboards, worktop surfaces, built in oven and hob, integrated dishwasher and space for a fridge/freezer. There are sunny gardens to the side and rear of the house and to the front is a driveway providing off road parking. The garage has been divided to provide a handy store to the front and the current owners use the rear section to work from home. The property benefits from all mains services, gas central heating and double glazing. Superfast broadband is available in the area and mobile signal may be likely/limited depending on provider, buyers should carry out their own onsite checks. The property offers good potential to extend, subject to the usual consents.

Directions

As you enter Gravel Road from Folly North, the bungalow is the first property on your right.

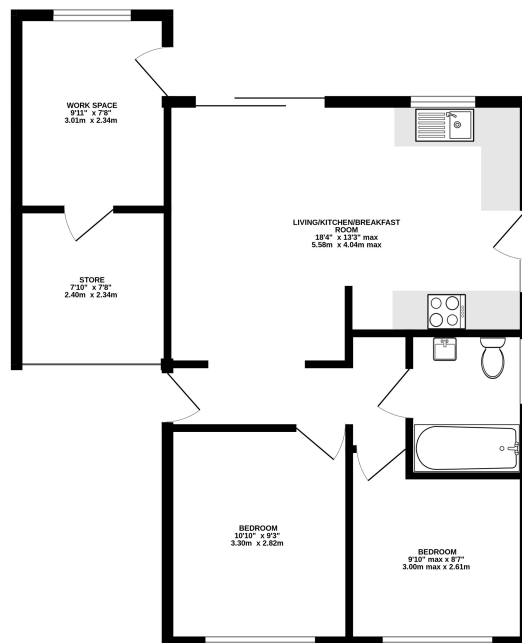
Tenure

Freehold

Local Authority

Waverley
Band D

636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.