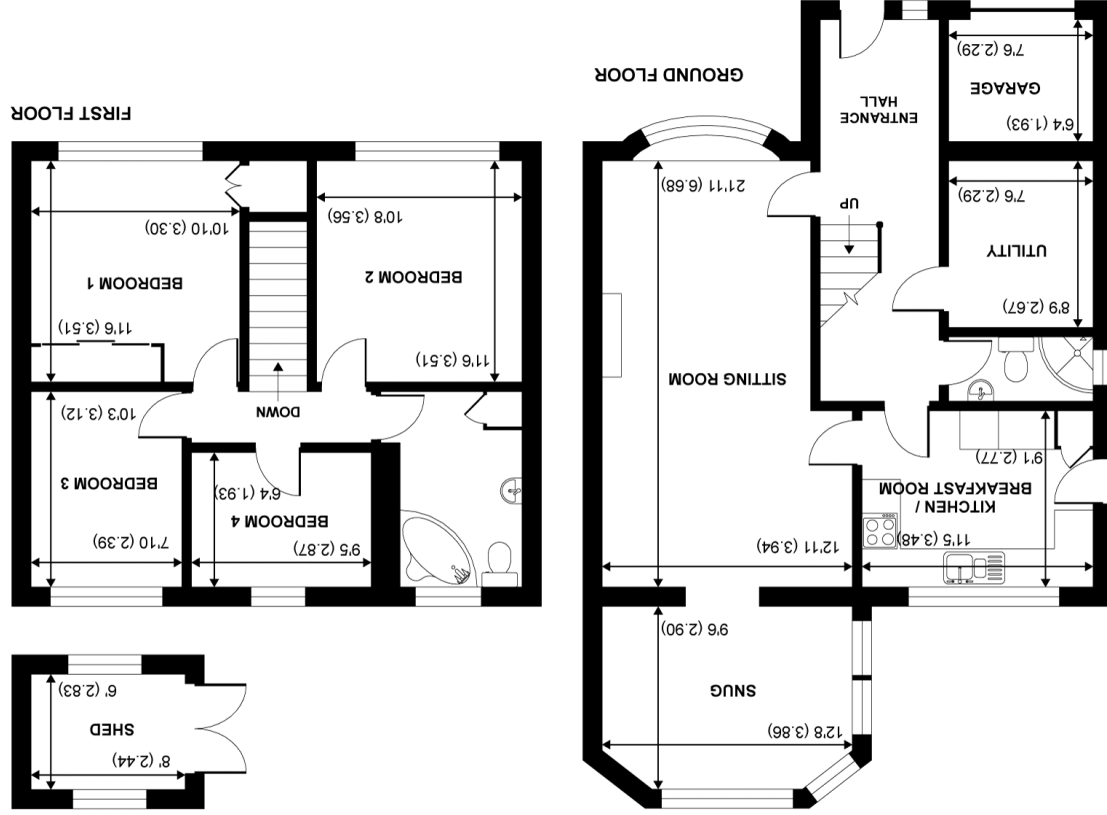
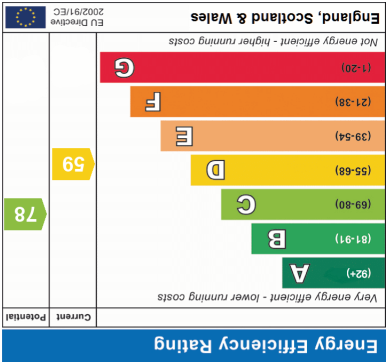


Certified Property Measurer RICS  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcomm 2023.  
 Produced for Simpsons Estate Agents by Burns & Webber. REF: 1029226



Approximate Area = 1314 sq ft / 122 sq m  
 Garage = 48 sq ft / 4.4 sq m  
 Shed = 48 sq ft / 4.4 sq m  
 Total = 1410 sq ft / 131 sq m  
 For identification only - Not to scale



20 Trinity Fields, Farnham, Surrey. GU9 0SB.  
 Offer In Excess Of £600,000





### Description

An extended and very well presented family home. Located in a sought after development, on the edge of Farnham Park, the house is within a short distance of local shops and schools, while Farnham's elegant Georgian town centre is only 1.5 miles away. The spacious accommodation includes a generous entrance hall, large living room, attractive sun room, re-fitted kitchen, utility room and shower room. On the first floor are four bedrooms and a family bathroom. The tiered rear garden has been well designed and offers a good degree of privacy. To the front of the house is a block paved driveway and an up and over door leading to a handy storage area. Material Information - The house benefits from gas central heating and double glazed windows. Ultra fast broadband is available in this area and mobile signal is available but EE users should check their devices.



### Directions

Sat Nav Ref: GU9 0SB

### Local Authority

Waverley  
Band E

