










The property's large garden provides a serene outdoor space, ideal for relaxation and entertaining. Conveniently situated near public transport, this house ensures easy access to the surrounding amenities and attractions. The excellent location offers proximity to the nearest bus stop and three closest railway/underground stations, ensuring seamless connectivity for commuting.

For everyday essentials, popular supermarkets like Tesco Express (0.45km) and Sainsburys (0.6km) are within easy reach. Additionally, a variety of restaurants offering diverse cuisines can be found nearby, adding a delightful culinary convenience to the area.

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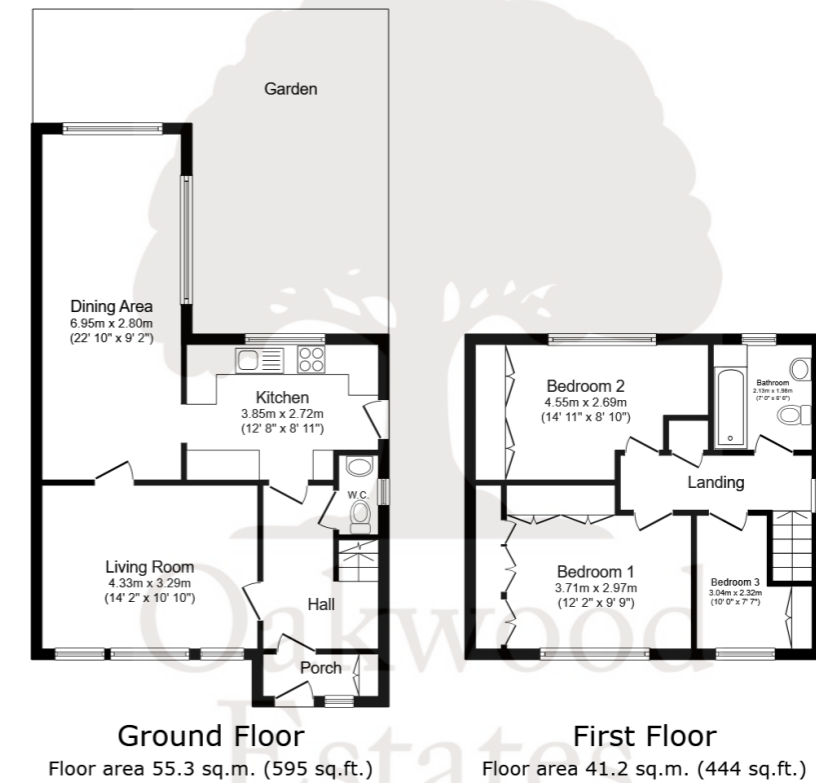


Property Information

-  THREE BEDROOMS
-  LARGE GARDEN
-  HIGH SPECIFICATION AND FINISH
-  CLOSE TO LOCAL SCHOOLS
-  AIR CONDITIONING
-  RECENTLY REFURBISHED
-  OFF ROAD PARKING FOR 2 CARS
-  CLOSE TO PUBLIC TRANSPORT
-  CLOSE TO LOCAL SHOPS

					
x3	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area: 96.6 sq.m. (1,039 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Location

Families will appreciate the proximity to the most popular primary schools, including St Marys Farnham Royal CofE Primary School (0.8km) and Wexham Court Primary School (1.2km), as well as the top-rated secondary schools and colleges within the vicinity. For higher education, the property is conveniently located near prestigious universities and colleges, offering unparalleled educational opportunities within a reasonable distance.

Furthermore, residents can enjoy easy access to shopping centres, hospitals, doctors offices, pharmacies, gyms, nightlife venues, a cinema theatre, parks, post offices, libraries, and various attractions, creating a vibrant and fulfilling lifestyle in this prosperous area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			