

Cockpit House, 17 Frensham Road, Lower Bourne, Farnham, Surrey. GU9 8HF.
OIEO £895,000

- Circa 1,651 sq ft
- Three generous bedrooms
- Lounge/dining room
- Utility and boot room
- No chain
- South Farnham location
- High-spec German kitchen
- South-facing glass balcony
- Underfloor heating throughout

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | 87 | 91 |
| (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 | | | EU Directive 2002/91/EC |

Description

This 1,651 sq.ft. home on Farnham's south side offers a superb family opportunity within walking distance of South Farnham Infants School. Enjoy easy access to countryside and National Trust land, including Frensham Common, while Farnham town centre and mainline station to Waterloo are just 1.2 miles away. Accommodation includes 3 bedrooms, luxury bathroom & en-suite, spacious lounge/dining room, high-spec open-plan kitchen, wide south-facing balcony, utility & boot room, driveway parking, large private patio, mainly wooded garden, underfloor heating with Megaflo, all main services.

Directions

SAT NAV - GU9 8HF. Proceed out of Farnham up Firgrove Hill and at the traffic lights proceed straight across. Follow the road down the hill into Lower Bourne and the entrance to the property is just before the turning on the left into Stream Farm Close.

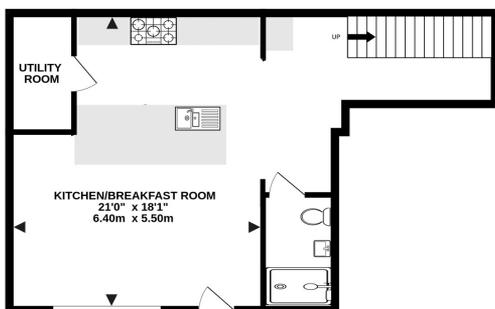
Tenure

FREEHOLD

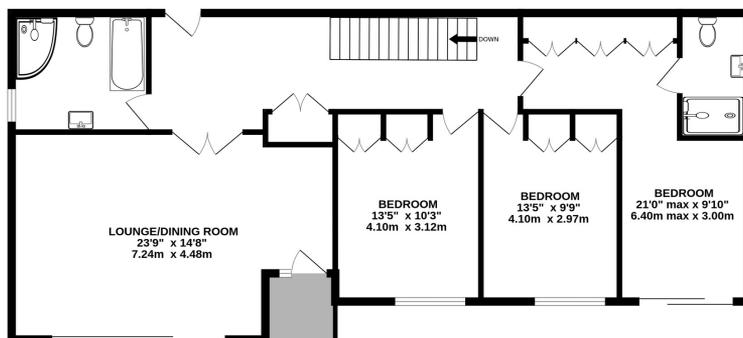
Local Authority

Waverley
Band G

GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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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For clarification we wish to inform prospective purchasers/tenants 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.