



11A Broom Wood Way, Lower Bourne, Farnham, Surrey. GU10 3LP.
Guide Price £625,000

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Description

**** Coming Soon **** A considerably refurbished semi detached home offering turnkey living. The accommodation includes an entrance hall, cloakroom/w.c., laundry room with space for washing machine, living room and a fitted kitchen/dining room with a range of cupboards and drawers, worktop surfaces and integrated appliances such as a fridge/freezer, dishwasher and oven, hob and microwave. The dining area has French doors leading out to the rear garden. On the first floor there are three bedrooms, an en-suite shower to the main bedroom and a family bathroom. To the front of the house is a driveway providing off road parking and an EV charging point. Further benefits include, recessed lighting, double glazing, gas central heating and flooring throughout. All mains services are available and the water supply is metered. The house is situated in a private road. Superfast broadband is available in the area and mobile signal is likely on all networks but buyers should conduct their own onsite checks. A planning application has been submitted for the land to the rear, see Waverley council's website reference WA/2024/00531.



Lower Bourne is a much sought after area which provides for everyday needs including a local shop, chemist, Post Office and village green with tennis courts. Further shopping, recreational and cultural pursuits are available in both the Georgian town of Farnham and the nearby county town of Guildford. Farnham mainline station provides trains to London Waterloo from 53 minutes. The A31 provides swift access to the A3, M3, M25 and the national motorway network as well as both Heathrow, Gatwick and Southampton airports. There are a number of good schools in the area including South Farnham Infants School, St. Polycarps, South Farnham Juniors, Edgeborough, Frensham Heights and Charterhouse. Lower Bourne is situated near some delightful countryside with good walking and riding. There is a good selection of golf courses in the area, sailing is available locally on Frensham Ponds and there is tennis at The Bourne Club.

Directions

Turn into Broom Wood Way and the house will be found on your left hand side.

Local Authority

Waverley



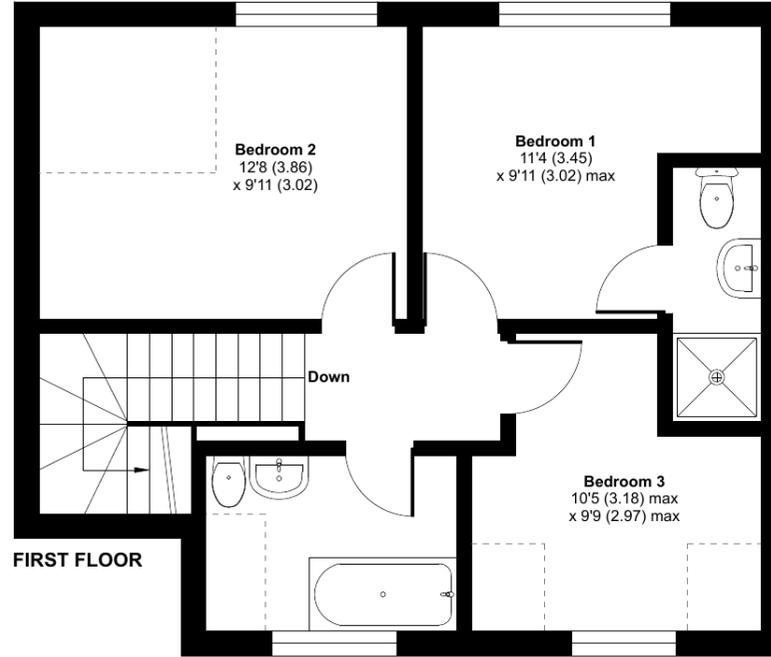
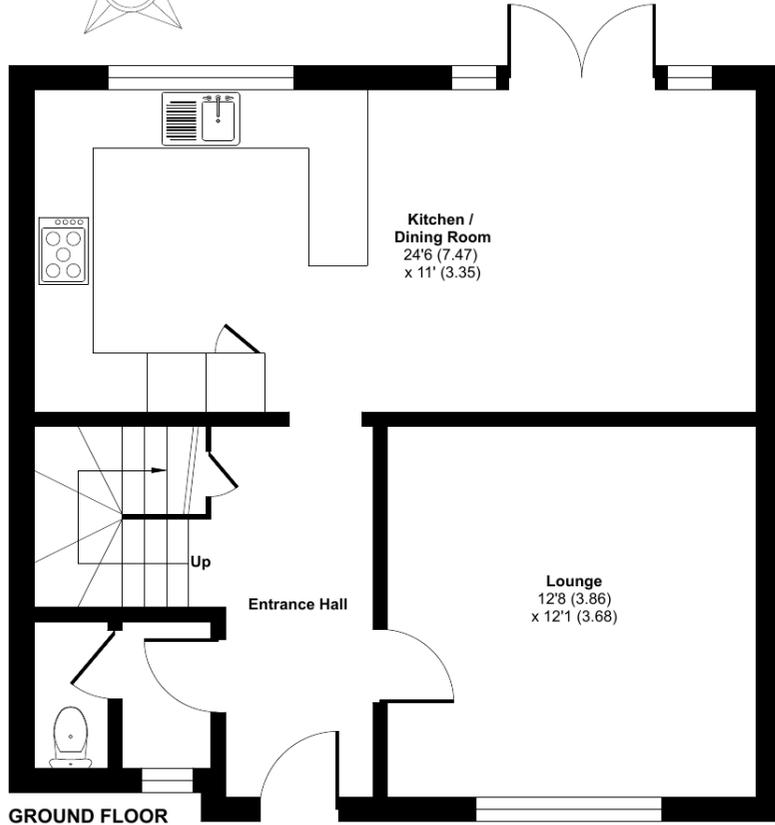
Broomwood Way, Lower Bourne, Farnham, GU10

Approximate Area = 1017 sq ft / 94.4 sq m
 Limited Use Area(s) = 53 sq ft / 4.9 sq m
 Total = 1070 sq ft / 99.3 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	76	
(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



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Keats Fearn Limited. REF: 1154619



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