



16 Dollis Drive, Farnham, Surrey. GU9 9QD.

Guide Price £375,000

- Renovation project
- 0.5 miles from town centre
- 0.3 miles from 320 acre park
- 1 mile from mainline station
- No chain
- Three storey town house
- Potential to reconfigure to 4/5 bedrooms
- Currently two bedrooms
- Garage and parking
- South facing garden

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 50 | |
| (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 spacious end of terrace town house is set towards the end of a cul de sac, within half a mile of the town centre. Farnham's historic 320 acre park is only a short walk away and the mainline station is within 1 mile. The property is in need of considerable refurbishment and offers potential buyers the opportunity to modernise and reconfigure the house to their own design. The property currently offers two bedrooms, but the interiors of neighbouring properties have been redesigned to provide four or even 5 bedrooms. To the front of the house is a driveway leading to a single garage. The rear garden is south facing. According to Ofcom, ultrafast broadband is available in the area and mobile reception will vary indoors and outdoors depending on your network provider. Buyers should conduct their own onsite checks.

Directions

Sat Nav Ref: GU9 9QD

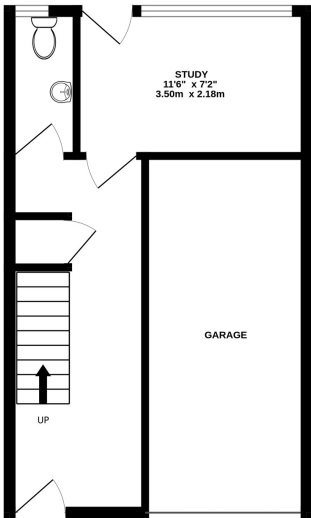
Tenure

Freehold

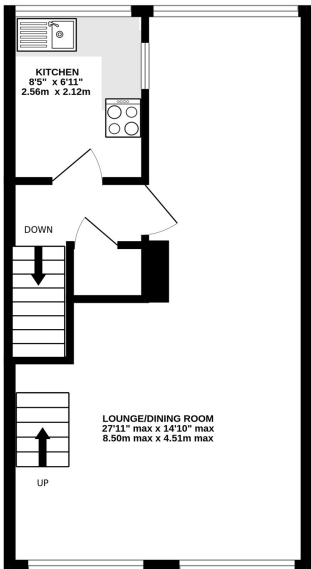
Local Authority

Waverley

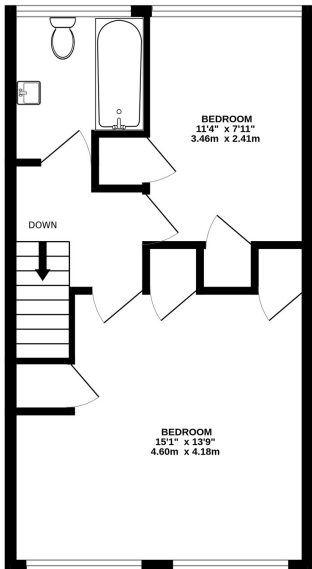
GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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 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.