



7 Copse Avenue, Farnham, Surrey. GU9 9ED.

Fixed Price £565,000

- Sought after location
- Generous plot
- Three bedrooms
- Living room
- Utility and cloakroom/w.c.
- Close to schools
- Potential to extend STUC
- Re-fitted bath/shower rooms
- Re-fitted kitchen/breakfast room
- No chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

A spacious detached home on a sought-after development, within walking distance of All Hallows and William Cobbett schools and Rowhill Nature Reserve. Ground floor: double-aspect living/dining room, sunroom, re-fitted kitchen, breakfast room, and cloakroom/WC. Garage subdivided to create utility and multi-purpose space. First floor: three bedrooms (two with balconies), re-fitted family bathroom, and en-suite. Large westerly rear garden with lawn, patio, and decking. Front driveway, gas central heating (June 2025 boiler), mains services, metered water, TPO on oak tree, ultrafast broadband. Potential to extend.

Directions

Sat Nav Ref: GU9 9ED

Tenure

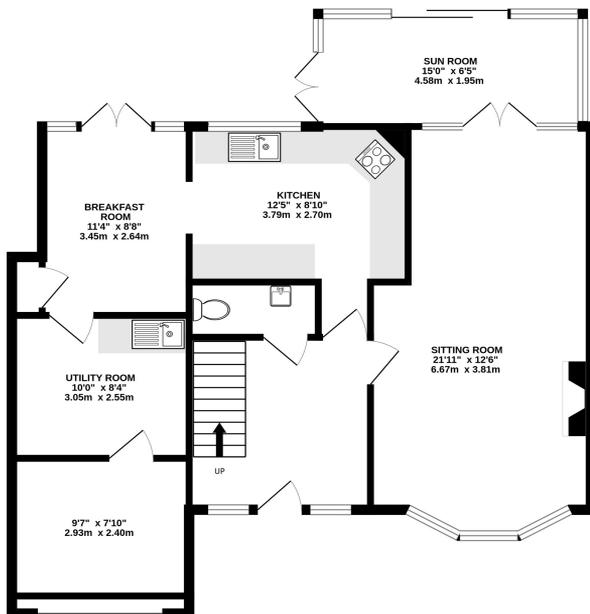
Freehold

Local Authority

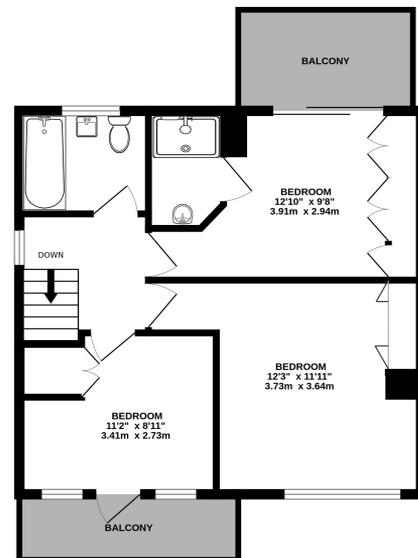
Waverley

Ba

GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 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.
Made with Metropix ©2025

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.