



22 Burnt Hill Way, Boundstone, Farnham, Surrey. GU10 4RP.
Guide Price £875,000

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Description

This deceptively spacious family home is situated in an attractive unmade lane on the south side of Farnham. The well presented accommodation includes a generous entrance hall, lounge/dining room with doors to the rear deck, fitted kitchen/breakfast room with integrated appliances, three good size bedrooms and a family shower room. On the first floor is a large master bedroom and bathroom. To the rear of the house is a full width timber deck with steps leading down to a large lawned area. The garden enjoys a south easterly aspect and the mature trees and shrubs provide a good degree of seclusion. To the front of the house is a single garage and a driveway providing off road parking.



South Farnham is a much sought after area, with excellent schooling and beauty spots ideal for outdoor pursuits such as Bourne Woods, Frensham Ponds and Alice Holt. Shopping facilities in Rowledge and Lower Bourne are within a 5 minute drive of the house and Farnham's elegant Georgian town centre and mainline station are within a 10 minute drive.

Features - * Mature plot of approx 0.25 acres * Spacious detached home * Delightful unmade lane * Four bedrooms * Two bath/shower rooms * Fitted kitchen/breakfast room * Lounge /dining room * Garage and driveway parking

Material Information - Private drainage via septic tank. Superfast broadband available and good mobile signal with all providers likely. Gas fired central heating, circa 70 years old, new boiler installed in 2023 with a 5 yr guarantee.

Directions

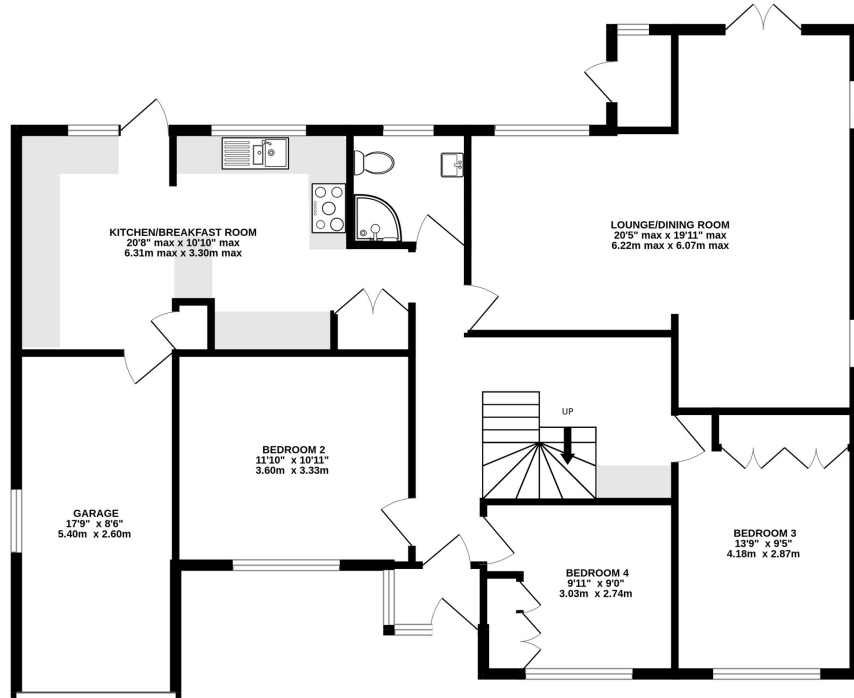
Sat Nav Ref: GU10 4RP

Local Authority

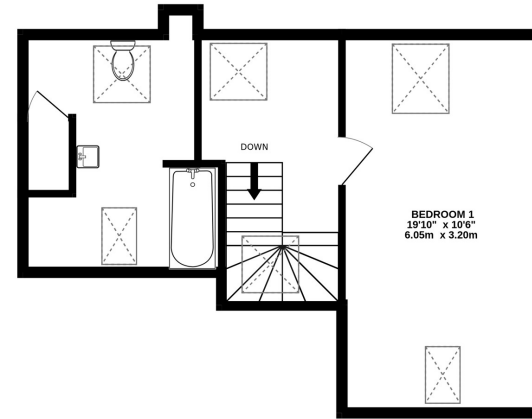
Waverley
Band F



GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.

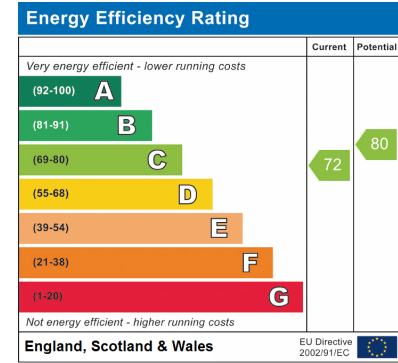


1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 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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