



23 Stependale Road, Farnham, Surrey. GU9 9QP.  
Guide Price £725,000

- Within a mile of town and station
- Access to Farnham Park at the end of the road
- Large rear garden
- Garage and driveway parking
- Three bedrooms
- Family bathroom and separate w.c.
- Lounge and separate dining room
- Family room with doors to the garden

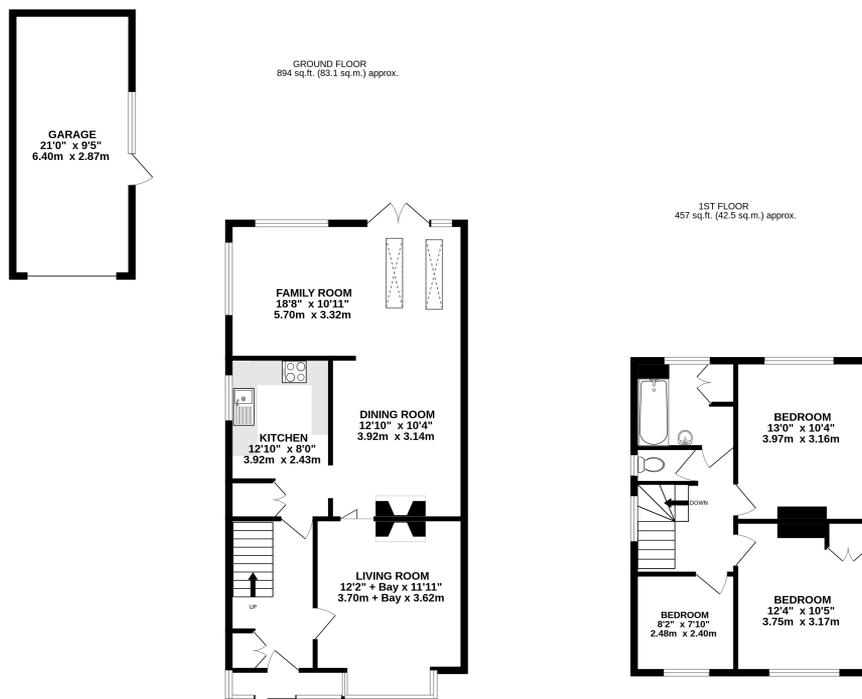
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Description

This extended detached home is situated in a popular residential road which offers direct access to Farnham's historic 320 acre deer park. The elegant Georgian town centre and mainline station are both within walking distance, being 3/4 mile and 1 mile away respectively. On the ground floor the property offers a living room, separate dining room, large family room with skylight windows, and a kitchen. On the first floor you will find three bedrooms, a family bathroom and separate w.c. To the rear of the house is a generous south west facing garden which is mainly laid to lawn, with a large paved patio, all enclosed by wood panel fencing. To the front there is a driveway providing off road parking and leading to a single garage.

## Local Authority

Waverley  
Band E



TOTAL FLOOR AREA: 1351 sq.ft. (125.6 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.