



48 Windermere Way, Farnham, Surrey. GU9 0DE.  
Guide Price £650,000

- Short walk of Farnham Park
- 100 Yards from Folly Hill Infants School
- Kitchen/dining/family room
- Four bedrooms
- Family bathroom and cloakroom/w.c.
- Detached family home
- Double aspect living room
- South facing garden
- Driveway parking
- Home office

| Energy Efficiency Rating                    |          | Current   | Potential               |
|---|----------|-----------|-------------------------|
| Very energy efficient - lower running costs |          |           |                         |
| (92+)                                       | <b>A</b> |           |                         |
| (81-91)                                     | <b>B</b> |           | <b>84</b>               |
| (69-80)                                     | <b>C</b> |           |                         |
| (55-68)                                     | <b>D</b> | <b>66</b> |                         |
| (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

A spacious and well presented family home situated in a popular residential area. The 'Ofsted outstanding' Folly Hill Infants School is within 100 yards, Farnham's beautiful 320 acre park is within a short walk and the elegant Georgian town centre is only 1.5 miles away. The accommodation includes an entrance hall with cloakroom/w.c., a generous living room and a fabulous kitchen/dining/family room. On the first floor there are four bedrooms and a family bathroom. The attractive, south facing, walled garden features a large patio area and a manicured lawn. A door from the garden provides access to a home office/games room and a gate leads to the driveway. The house further benefits from double glazing, gas central heating, all mains services and the water supply is metered. Ultrafast broadband is available in the area and outdoor mobile reception is available on all networks - buyers should conduct their own indoor checks. Viewings are highly recommended to fully appreciate all that this lovely home has to offer.

## Directions

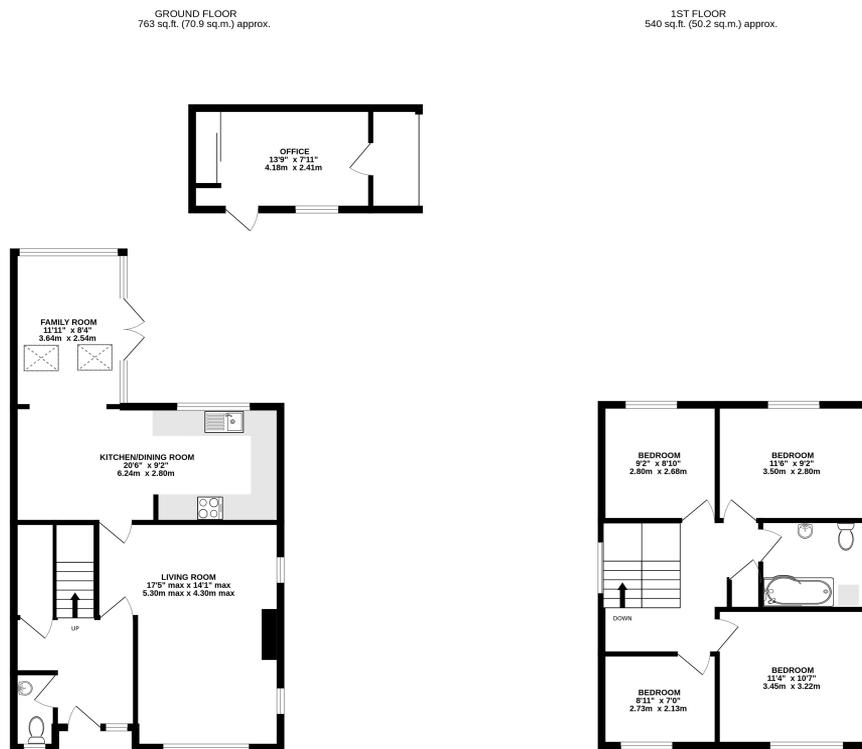
Sat Nav Ref: GU9 0DE

## Tenure

Freehold

## Local Authority

Waverley  
Band E



TOTAL FLOOR AREA: 1303 sq.ft. (121.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.