



29 Weydon Hill Road, Farnham, Surrey. GU9 8NX.

Guide Price £650,000

- Semi-detached house
- 2 Shower rooms (1 en-suite)
- Kitchen/breakfast room
- Deep, rear garden
- Viewing advised
- 3 Bedrooms
- Sitting room with box bay window
- Conservatory
- Driveway for 2 cars

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | 39 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

Description

*** MOTIVATED SELLER *** A good sized 3 bedroom semi detached house located on a premier south Farnham road. On the ground floor the property comprises of a sitting room with box bay window, kitchen/breakfast room overlooking the rear garden, lean-to utility room, conservatory with french doors to garden and a shower room. On the 1st floor, there are 3 bedrooms and an en-suite shower room to the master bedroom.

Outside, to the front there is a driveway for 2 cars and to the rear there is a good sized garden that enjoys a high degree of seclusion.

Directions

Sat Nav - GU9 8NX

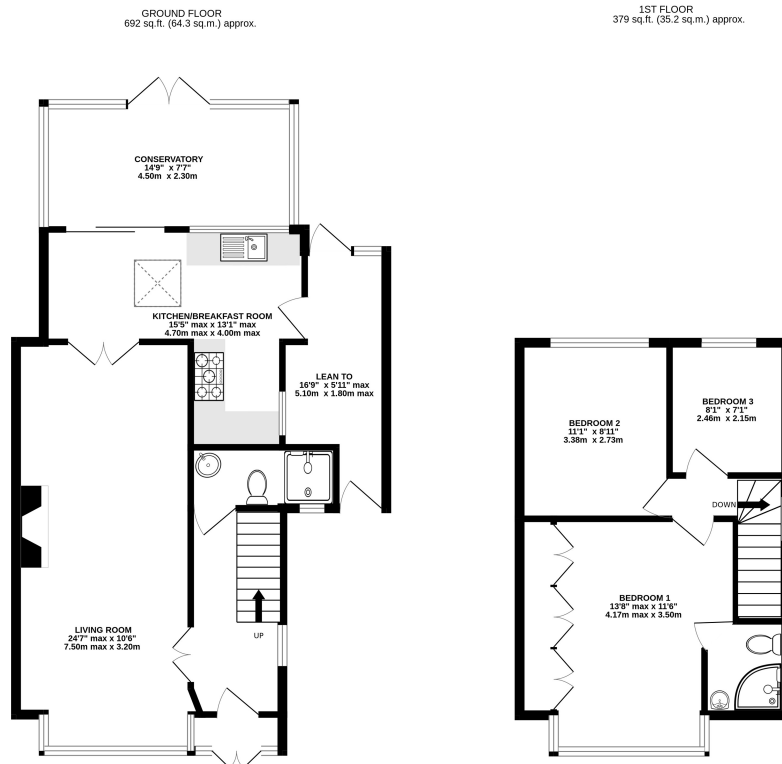
Tenure

FREEHOLD

Local Authority

Waverley

Band D



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 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.