



25 Pilgrims Close, Farnham, Surrey. GU9 8QP.
Guide Price £572,500

- Detached house
- Living/dining room
- Kitchen
- Driveway and garage
- No chain
- 3 Bedrooms
- Conservatory
- Private garden
- Viewing advised

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		65
(55-68) D		
(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 superbly presented 3 bedroom detached family home tucked away down a sought after cul-de-sac in the south Farnham area, ideally located for its proximity to the highly desirable local schools, yet offering great access to the town centre and mainline station. This home benefits from bright and airy accommodation over 2 floors comprising on the ground floor a welcoming entrance hall with access to the cloakroom and storage cupboards. An open plan living/dining room spans the depth of the main house with a bay fronted window, and French doors leading to a conservatory that overlooks the rear garden. There is a fitted kitchen that has integrated appliances including a washing machine, a dishwasher, a fridge and separate a freezer. To the first floor are 3 comfortable bedrooms and a family bathroom. There is a private driveway that provides ample parking and leads down the side to a detached garage. The front gardens are mostly lawns with some small shrubs on the boundary. There is pedestrian access to the rear garden which are mostly lawn areas with mature flower beds at the borders that include a wonderful array of colourful flowers and shrubs. There is a patio to the immediate side of the conservatory that is ideal for entertaining. A pathway leads down the side of the garden to an additional seating area to the rear.

Directions

SAT NAV - GU9 8QP

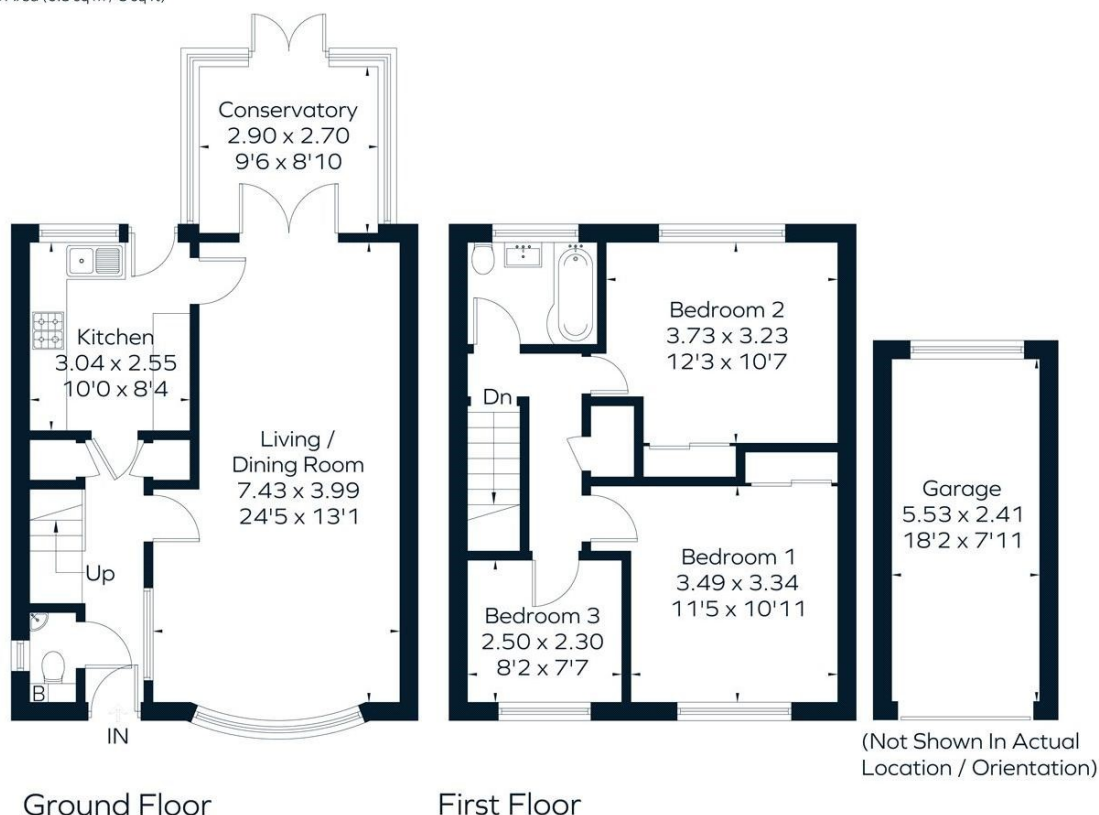
Tenure

FREEHOLD

Local Authority

Waverley
Band E

Approximate Area = 98.5 sq m / 1060 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 111.8 sq m / 1203 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



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.