



8 Kingfisher Road, Farnham, Surrey. GU9 8WE.
£400,000

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Description

A spacious and well presented terraced home, with a rural outlook over attractive meadows. The accommodation includes an entrance hall, cloakroom/w.c., generous lounge/dining room and fitted kitchen with integrated appliances. On the first floor, a large landing provides desk space and leads to two double bedrooms and a family bathroom. Outside, the property offers parking for 2-3 cars and an enclosed garden. The house is within walking distance of the town centre, mainline station, schools and local shops. Further benefits include gas central heating, double glazing and plenty of parking for visitors.

Set on a small modern development, there is an annual management fee of £460. The property has all mains services and the water supply is metered. Superfast broadband is available in the area and mobile service varies, depending on provider. Buyers are advised to make their own onsite checks.



Directions

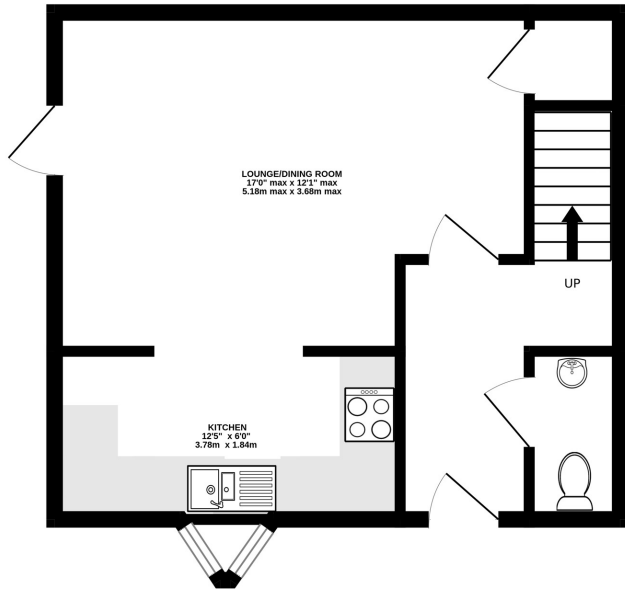
Sat Nav Ref: GU9 8WE

Local Authority

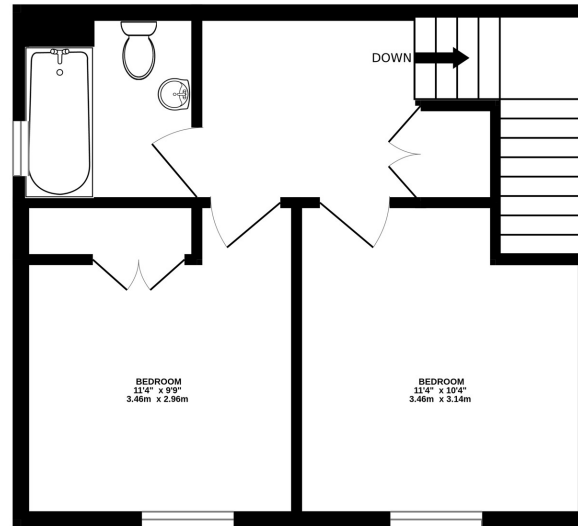
Waverley
Band D



GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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Disclaimer: 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.

