



14 Montague Mews, Farnham, Surrey. GU9 7GF. Guide Price £550,000

- Three-bedroom, modern home close to Farnham town centre and excellent schools
- Fitted kitchen with integrated oven, hob, washer/dryer and dishwasher
- Spacious, sitting dining room with patio doors to rear garden
- Viewing advised
- Two bathrooms plus cloakroom, including smart, en-suite shower room
- Enclosed, landscaped rear garden
- Two allocated parking spaces
- Welcoming entrance hall with built-in storage
- Neutrally decorated throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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 deceptively spacious 3 bedroom Taylor Wimpey home, built to a high specification in 2015; this exceptionally well-located town centre home is set in a small development of only 20 houses in a private cul-de-sac, has the benefit of a low maintenance rear garden and allocated parking for 2 cars.

The property is located just on the edge of Farnham town centre which offers a variety of shops, bars, bistros and restaurants. The main line station with services to Waterloo in 55 minutes, is approximately 1.1 miles from the property. Weydon School is just over 0.5 of a mile away and further schools, college and University for the Creative Arts can be found in the town. Access to the A31 is a stone's throw from the property, giving access to the A3, M3 and A331. The area is surrounded by many miles of open countryside for walking, riding and cycling.

Material Information - All mains services, water meter, gas fired central heating, good mobile signal with all providers outdoor and data limited indoors, ultrafast broadband available. Service Charge of £391.70 per annum for communal areas and private road.

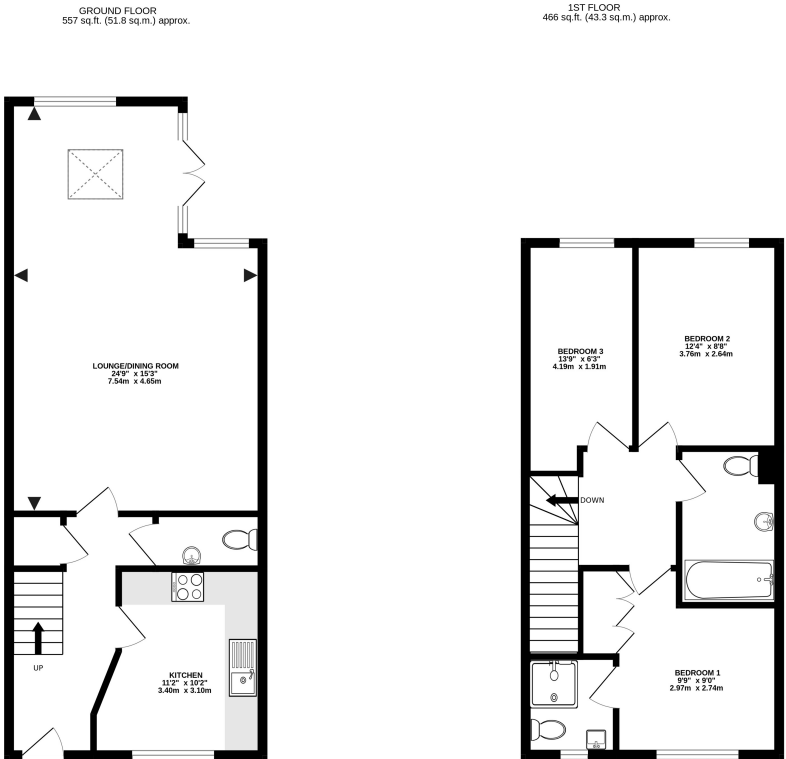
Directions

SAT NAV - GU9 7GF

Local Authority

Waverley

Band D



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 architect, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropac CDS2

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.