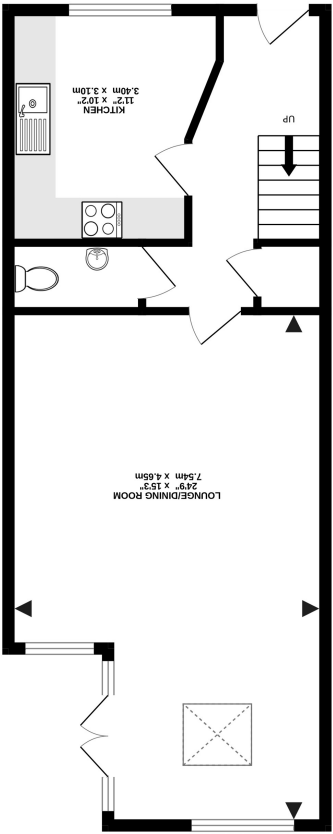


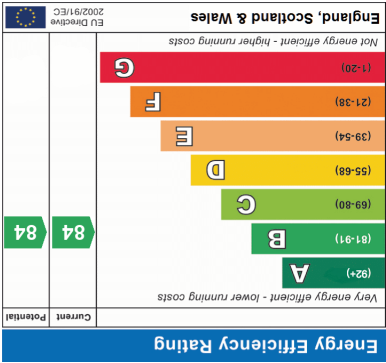
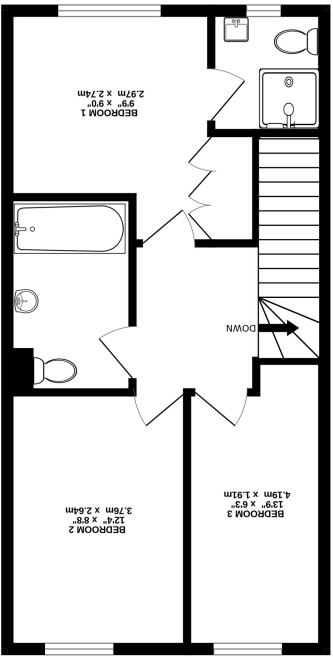


GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for guidance purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. EPC's are given.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.







### 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.



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

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

Band D

