



16 Oast House Crescent, Farnham, Surrey. GU9 0NR.
Guide Price £525,000



Description

A very well presented link detached home, situated in a residential road on the edge of Farnham's 320 acre historic deer park. The house enjoys a super position in the road, with open views to the front and rear, over a play park and green space. The accommodation includes an entrance hall, living room, dining room and kitchen, which could be opened up subject to the usual checks and support. On the first floor there are three bedrooms, a family bathroom and a separate w.c. The private rear garden is mainly laid to lawn with wood panel fencing and natural screening. To the front of the house is a driveway providing parking for two cars and leading to a single garage.



The property benefits from gas central heating, double glazing, all mains services and the water supply is metered. Ultrafast broadband is available in the area and mobile signal varies depending on provider. Buyers are advised to do their own onsite checks. There was movement in the floor slab approximately 30 years ago and it was replaced. The vendor has not experienced any issues since.

Directions

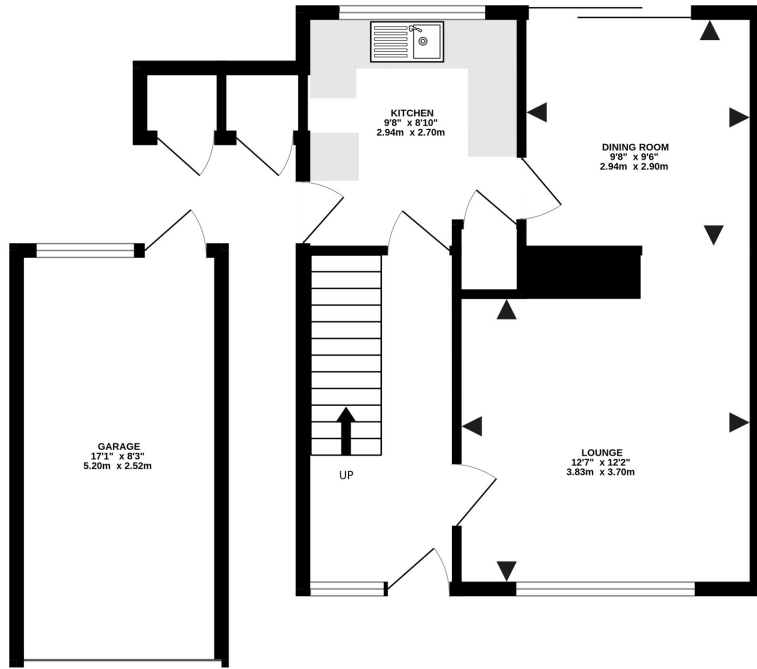
Sat Nav Ref: GU9 0NR

Local Authority

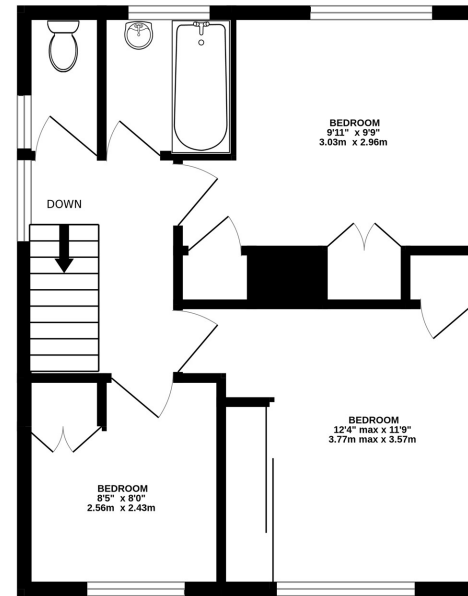
Waverley
Band E



GROUND FLOOR
576 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		67	
England, Scotland & Wales			EU Directive 2002/91/EC

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