




9 Portland Terrace Hale Road, FARNHAM, Surrey. GU9 9QX.
Guide Price £485,000

- End mews house
- 2 Bath/ shower rooms (1 en-suite)
- Modern fitted kitchen
- Enclosed rear garden
- Viewing advised
- 3 Bedrooms
- Lounge/diner
- Allocated parking 1 car
- Walking distance of Farnham park & town
- No chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	78	
(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

This modern, end-of-terrace mews house offers an exceptional living experience, ideally situated for both the vibrant town center and scenic countryside walks. Built to an outstanding standard and meticulously enhanced by the current owner, the property offers spacious, light-filled accommodation throughout. The ground floor features an inviting entrance hall, a convenient WC, a comfortable lounge with French doors opening onto the rear garden, and a sleek, modern kitchen with integrated appliances. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with a private en suite shower room. A separate family bathroom serves the other bedrooms. The low-maintenance rear garden benefits from a sunny aspect and is laid with artificial turf, perfect for those seeking a hassle-free outdoor space. The garden is fully enclosed, providing privacy and security. Additionally, the property comes with allocated parking for one vehicle.

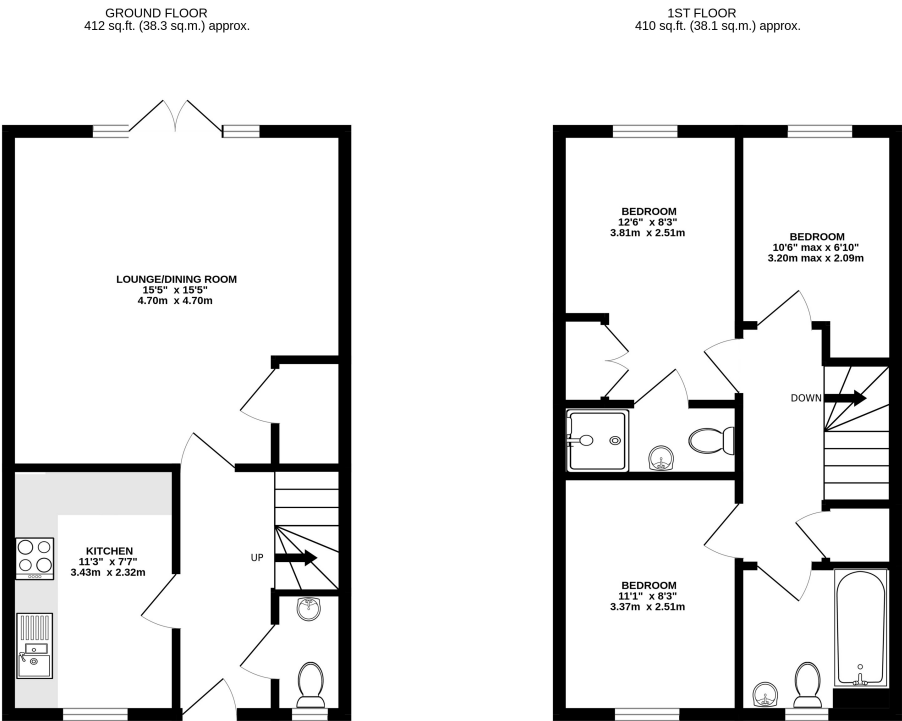
Further highlights include ultrafast broadband availability, excellent mobile signal reception with all providers, gas-fired heating, and potential rental income of £1,850 per month. This property represents a superb opportunity for modern living in a prime location.

Directions

SAT NAV - GU9 9QX

Local Authority

Waverley
Band D



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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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.