



6 South Side, Tongham, Farnham, Surrey. GU10 1EH.

£450,000

- Semi detached family home
- Large south facing garden
- Three bedrooms
- Off road parking
- Lounge/dining room
- Kitchen
- Short walk of local shops
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Description

This spacious semi detached home is situated on a very generous south facing plot, offering excellent potential to extend subject to the usual consents. The accommodation includes an entrance hall, large double aspect lounge/dining room with patio doors to the rear garden, a fitted kitchen with a range of floor and wall mounted units, appliance space and integrated oven and hob. On the first floor are three bedrooms, with built in wardrobes, and a refitted family bathroom. The large south facing garden is mainly laid to lawn, with a patio, pond and storage sheds. A driveway to the front provides off road parking for 2 cars. Further features include off road parking, double glazing, gas central heating. Local shops are within a short walk and nearby schools include St Pauls and Ash Manor. All mains services are available and the water is metered. Ultrafast broadband is available in the area and mobile services may be limited so buyers should conduct their own onsite checks.

## Directions

Sat Nav Ref: GU10 1EH

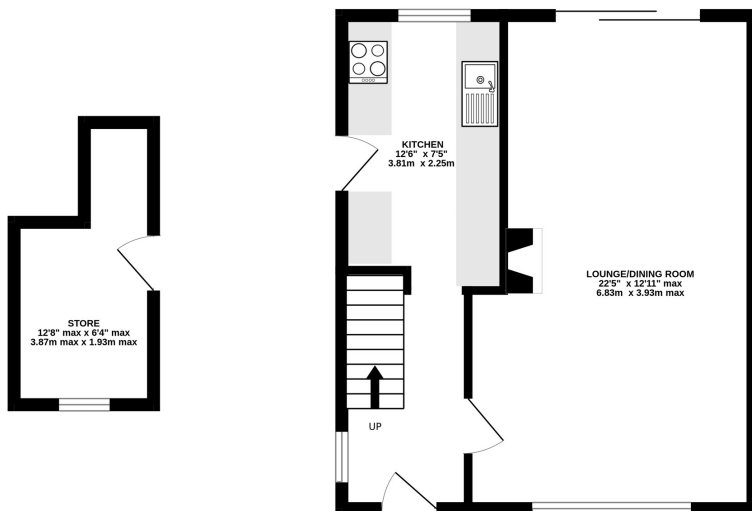
## Tenure

Freehold

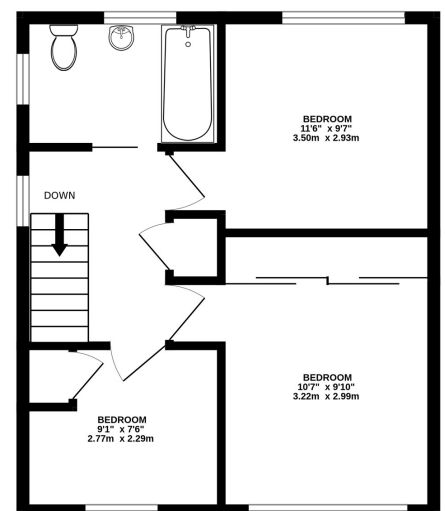
## Local Authority

Guildford Borough  
Band C

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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.