



10 Pengilly Road, Farnham, Surrey. GU9 7XQ.  
Guide Price £409,950

- Stunning mews house
- Luxury bathroom with shower over
- Re-fitted kitchen with appliances
- Private parking for 2 cars
- No chain
- 2 Double bedrooms
- Lounge overlooking rear garden
- Lovely rear garden
- Potential rental income £1,595 pcm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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 rare opportunity to purchase an absolutely stunning two-bedroom mews home within a short walk of the highly sought after Farnham town centre. Beautifully presented throughout and stylishly finished to an exceptionally high standard, this is definitely an opportunity not to be missed. On the ground floor there is a lounge/dining room, re-fitted quality kitchen and a newly fitted cloakroom/wc. On the first floor there are 2 double bedrooms, both recently re-carpeted. There is an impressive recently installed modern/sleek style bathroom with matt black contemporary taps and fittings. To the rear of the property is a beautiful low maintenance garden which enjoys a lovely patio with the remainder laid to lawn with a rear gate.

Material Information - Gas fired central heating via radiators, upvc double glazed windows and loft which is partly boarded with a light. Annual estate service charge of £120.

## Directions

Sat Nav - GU9 7XQ

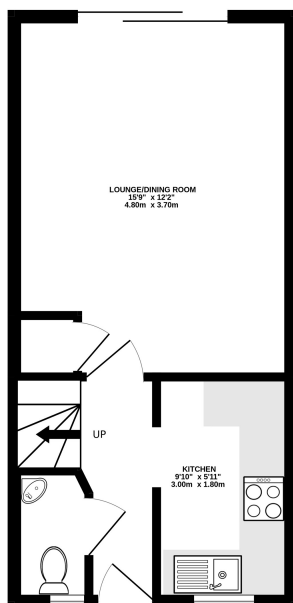
## Tenure

FREEHOLD

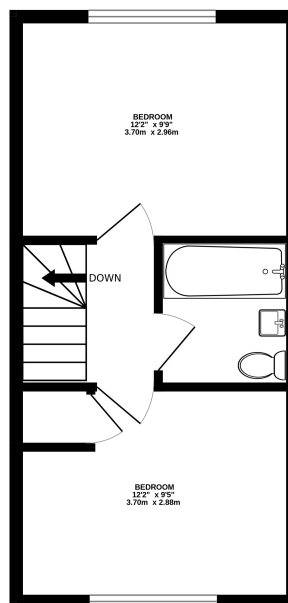
## Local Authority

Waverley  
Band D

GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.7 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.  
Made with Metropix i2024

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.