




19 Edward Road, Farnham, Surrey. GU9 8NP.
Offers In The Region Of £595,000

- 1 mile of town and station
- Three bedrooms
- Re-fitted kitchen
- Off road parking
- Two reception rooms
- Conservatory
- Bathroom and shower room
- Potential to extend STUC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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 character semi detached home, situated in a popular residential road, on the south side of Farnham. Local schools and shops are easily accessible and Farnham's elegant Georgian town centre and mainline station are within walking distance. The property has undergone improvement to the kitchen and shower room, but buyers may wish to carry out further modernisation. There is also the potential to extend subject to the usual consents. The ground floor accommodation includes a living room, dining room, re-fitted kitchen, conservatory, utility room and re-fitted shower room. The dining room could be used as a bedroom, if required, as it has direct access to the shower room. On the first floor you will find three generous bedrooms and a family bathroom. The very secluded rear garden is mainly laid to lawn, with a paved patio area and base for a shed or home office, a timber gate provides side access. To the front of the house there is off road parking for two cars with a dropped kerb.

Material Information: The property benefits from gas central heating and all mains services, the water supply isn't metered. Ultrafast broadband is available in the area and mobile reception is likely on most networks but Vodafone users should conduct their own checks.

Directions

Sat Nav Ref: GU9 8NP

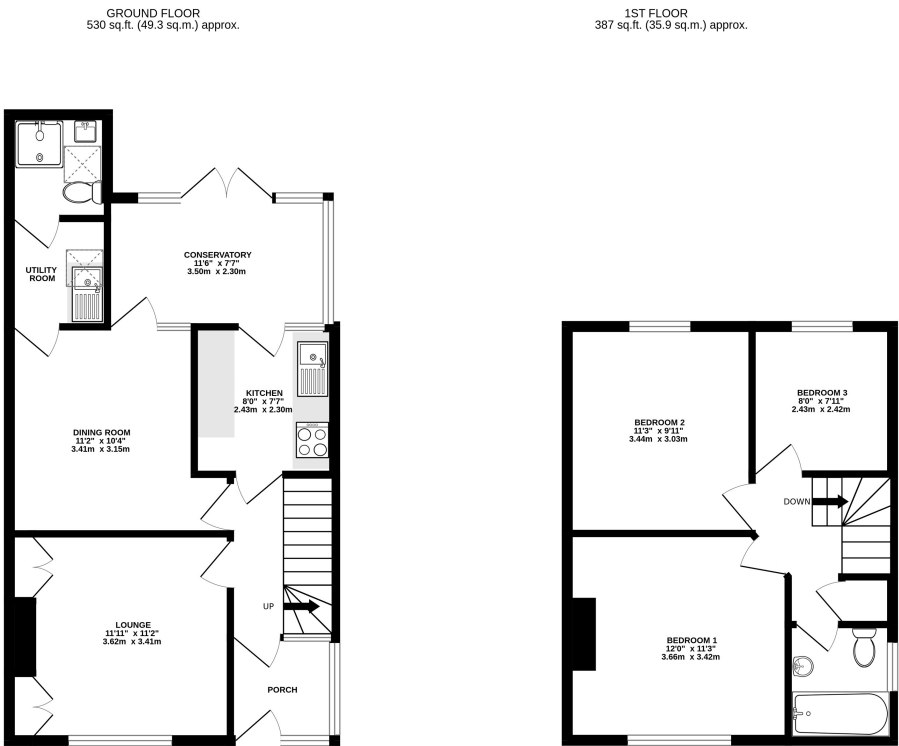
Tenure

Freehold

Local Authority

Waverley

Band D



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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.