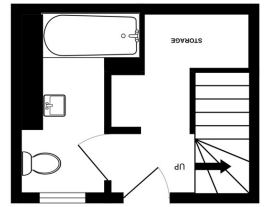
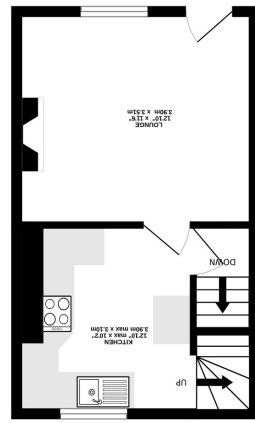


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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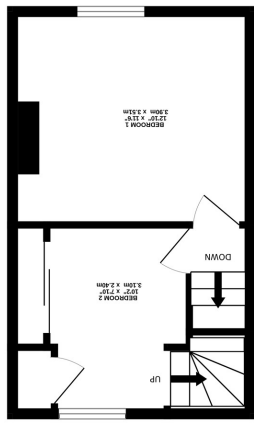
TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.



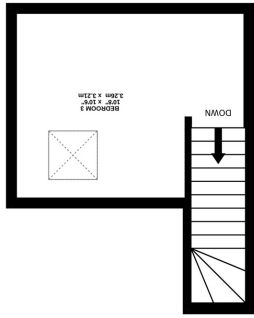
LOWER GROUND FLOOR  
 122 sq.ft. (11.4 sq.m.) approx.



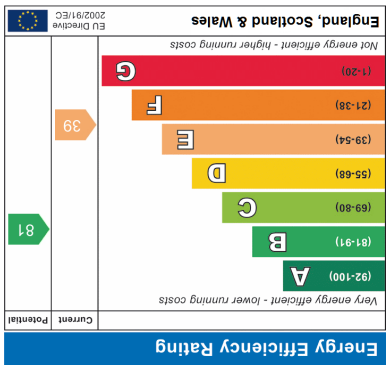
GROUND FLOOR  
 267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR  
 274 sq.ft. (25.5 sq.m.) approx.



2ND FLOOR  
 154 sq.ft. (14.3 sq.m.) approx.





### Description

This sale presents an enviable opportunity to acquire an affordable 2 bedroom home in the elegant Georgian town of Farnham approximately 2 miles from the town centre and station which offers a fast regular service through to Waterloo. Character features include beamed ceiling in the sitting room, stunning kitchen with granite worktops and integrated appliances, oak wood flooring, modern bathroom suite and upvc double glazing. The accommodation with gas fired central heating includes:

Ground Floor - Sitting Room Upvc double glazed window overlooking front forecourt. Attractive gas coal effect fire with wooden mantel over, recessed shelving either side. Wide oak wood flooring. Luxury Kitchen Upvc double glazed window with private outlook over rear garden. Range of quality shaker style wall and floor units, granite worktops with matching upstands, inset sink, halogen hob with built in oven under, integrated microwave, light/extractor over, space for fridge/freezer, integrated dishwasher, granite breakfast bar, concealed gas fired boiler. Wide oak wood flooring.

Lower Ground Floor - Lobby Tiled floor, upvc outer door. Utility area Plumbing for washing machine, alarm key pad, quarry tiled floor, radiator. Bathroom Upvc double glazed window to rear. Partly tiled, panelled bath with mixer tap/shower attachment, pedestal wash basin, w.c., tiled floor, heated towel rail.

First Floor - Landing Character doors to both rooms. Bedroom 1 Upvc double glazed window to front. Wide oak wood flooring, radiator. Study/Bedroom 3 Upvc double glazed window to rear. Fitted airing cupboard adjoining almost full width fitted wardrobes. Wide oak wood flooring. Radiator.

Second Floor - Bedroom 2 Velux window, wide oak wood flooring, eaves storage cupboard, radiator.

Outside - To the front of the property there is a small forecourt area with a driveway for 2 cars to the side and an electric charging point. Immediately adjacent to the rear of the property there is a patio area with the remainder of the garden being mainly laid to lawn and benefiting from an ornamental pond and further seating area towards the rear boundary and a timber built outside shed. Side access.



### Directions

SAT NAV - GU9 9BE

### Local Authority

Waverley  
Band B

