



115 Weydon Hill Road, Farnham, Surrey. GU9 8NZ.

£750,000

- Attractive character home
- Large home office
- Three bedrooms
- Living room
- Kitchen/dining room
- Close to schools, station and town centre
- Family room
- Bathroom and shower room
- Approx. 125' rear garden
- Off road parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

This attractive character home is situated in a popular residential area, within striking distance of Farnham's elegant Georgian town centre, mainline station and a number of excellent schools. The spacious and well presented accommodation includes an entrance hall, living room, family room, kitchen/dining room, shower room, three bedrooms and a family bathroom. Features include attractive fireplaces, some original sash windows, gas central heating and off road parking for 1 car. To the rear of the property is a generous lawned garden extending to approximately 125' and a fantastic home office.

Mobile signal is good in this area and ultrafast broadband is available. The combi boiler is serviced annually and the water supply is metered.

Directions

From Ridgway Road turn into Weydon Hill Road and the property will be found on your right hand side.

Tenure

Freehold

Local Authority

Waverley
Band D



TOTAL FLOOR AREA: 1234 sq.ft. (114.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, etc. and any other items are approximate and no responsibility is taken for any errors, 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 Metrepro CS2024

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.