



23 Ryle Road, Farnham, Surrey. GU9 8RN.  
Guide Price £350,000

- Semi detached home
- Walking distance of 3 schools
- 1 mile of town and station
- Generous rear garden
- Off road parking
- Living/dining room
- Kitchen and utility room
- Study
- Two bedrooms
- Family bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(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 semi detached home ideally located within walking distance of Weydon, St Peters and Highfield schools, while Farnham town centre and mainline station are less than 1 mile away. The accommodation includes a living/dining room, kitchen, utility room and study. On the first floor are two double bedrooms and a family bathroom. To the rear of the house is a generous, secluded rear garden, while to the front there is off road parking for two cars. The property benefits from double glazing, gas central heating, all mains services, and is offered for sale with no onward chain complications. Ultrafast broadband is available in the area and mobile phone reception should be good on most networks - buyers should conduct their own onsite checks. Offered for sale with no onward chain complications.

Directions

Sat Nav Ref: GU9 8RN

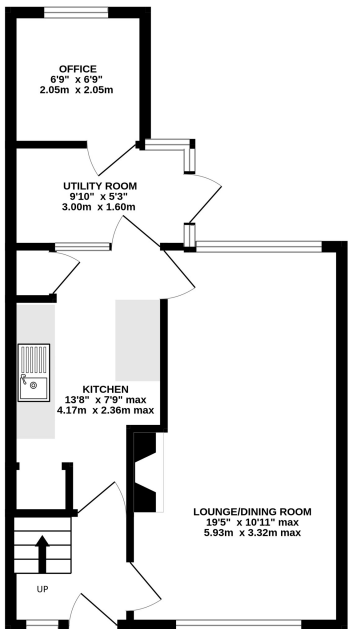
Tenure

Freehold

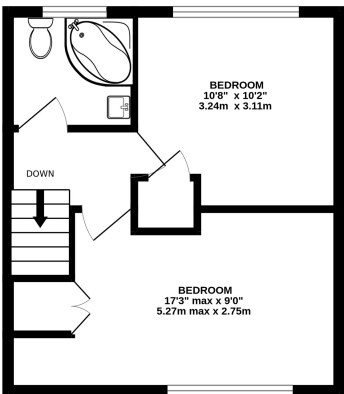
Local Authority

Waverley  
Band C

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.7 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 100205

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.