



33 East Avenue, Farnham, Surrey. GU9 0RA.  
Offers in excess of £550,000

- Extended and well presented home
- Sought after location
- Close to local schools
- Short walk to Farnham Park
- Less than 2 miles from town centre
- Three bedrooms
- Two reception rooms
- Re-fitted kitchen/breakfast room
- Re-fitted bathroom
- Westerly facing garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Description

An extended, well-appointed family home in the sought-after Avenues, within walking distance of William Cobbett and Heath End Schools, Farnham Park, and under 2 miles from the town centre. Accommodation includes living room with limestone fireplace, dining room, re-fitted kitchen, breakfast room, cloakroom/WC, three bedrooms, and re-fitted bathroom. Outside: block-paved driveway for three cars, westerly rear garden with patio and lawn, generous garage, and a building ideal for a home office. Double glazing and gas central heating with 2024 boiler. Potential for further extension.

## Directions

From the Farnborough Road, turn into South Avenue and then first right into East Avenue. The property will be found on your lefthand side.

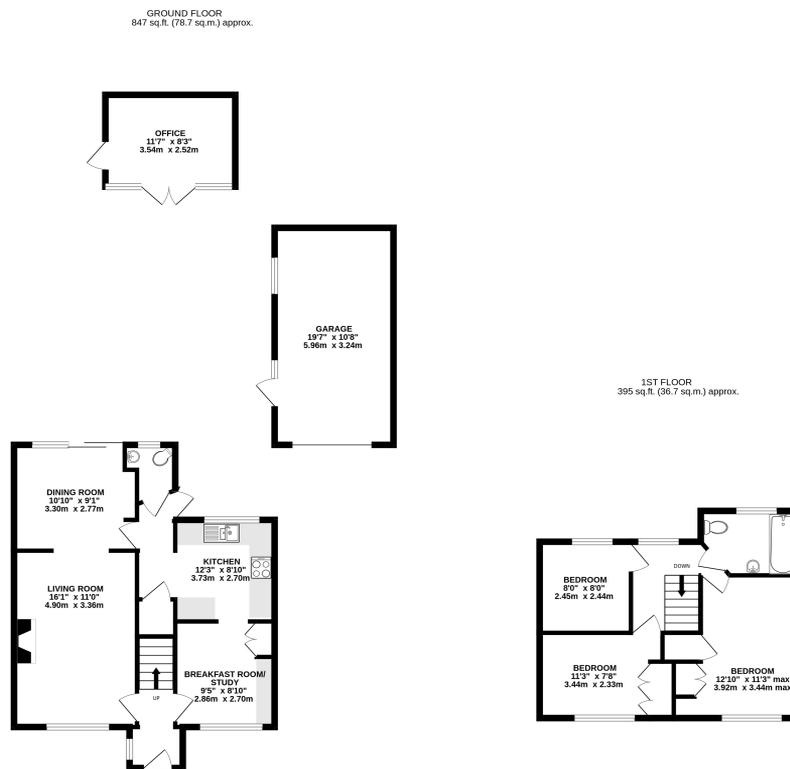
## Tenure

Freehold

## Local Authority

Waverley

Band E



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 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/tenants 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.