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Acer House, 2a South Avenue, Heath End, Farnham, Surrey. GU9 0QY. Guide Price £695,000

- Brand New House
- 2 Bath/ shower rooms (1 en-suite)
- Kitchen/diner overlooking rear garden
- Secluded garden with good sized patio
- 10 Year Building Warranty via NHBC
- Air source heating with underfloor heating to ground floor
- 3 Bedrooms
- Lounge with box bay window
- Clk/wc
- Driveway for 2/3 cars
- Ready November 2024

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Description

This BRAND NEW property occupies a highly popular location situated within the sought after Avenues, being most convenient to local amenities and well regarded schools. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking. There is an excellent choice of schools in the area including William Cobbett School, Heath End and All Hallows Secondary Schools. Communications are first class with the A31/A3 providing direct links to London and the south coast. The A331 Blackwater Valley Road links Farnham with the M3, M25 and Heathrow.

Material Information - EV charging point. Air source heating. Right of access over alleyway to side owned by 2 South Avenue. Measurements on floor plan are approximate as measured before plaster board installed.

Directions

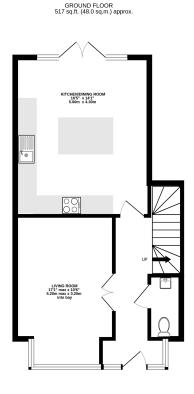
Sat Nav - GU9 0QY

Tenure

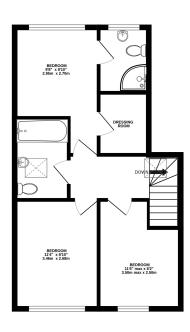
FREEHOLD

Local Authority

Waverley







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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.