



25 Pilgrims Close, Farnham, Surrey. GU9 8QP.  
Guide Price £585,000





## Description

A superbly presented 3 bedroom detached family home tucked away down a sought after cul-de-sac in the south Farnham area, ideally located for its proximity to the highly desirable local schools, yet offering great access to the town centre and mainline station. This home benefits from bright and airy accommodation over 2 floors comprising on the ground floor a welcoming entrance hall with access to the cloakroom and storage cupboards. An open plan living/dining room spans the depth of the main house with a bay fronted window, and French doors leading to a conservatory that overlooks the rear garden. There is a fitted kitchen that has integrated appliances including a washing machine, a dishwasher, a fridge and separate a freezer. To the first floor are 3 comfortable bedrooms and a family bathroom. There is a private driveway that provides ample parking and leads down the side to a detached garage. The front gardens are mostly lawns with some small shrubs on the boundary. There is pedestrian access to the rear garden which are mostly lawn areas with mature flower beds at the borders that include a wonderful array of colourful flowers and shrubs. There is a patio to the immediate side of the conservatory that is ideal for entertaining. A pathway leads down the side of the garden to an additional seating area to the rear.



Star Points - \* Detached house \* 3 Bedrooms \* Living/dining room \* Conservatory \* Kitchen \* Private garden \* Driveway and garage \* Viewing advised \* No chain

## Directions

SAT NAV - GU9 8QP

## Local Authority

Waverley

Band E

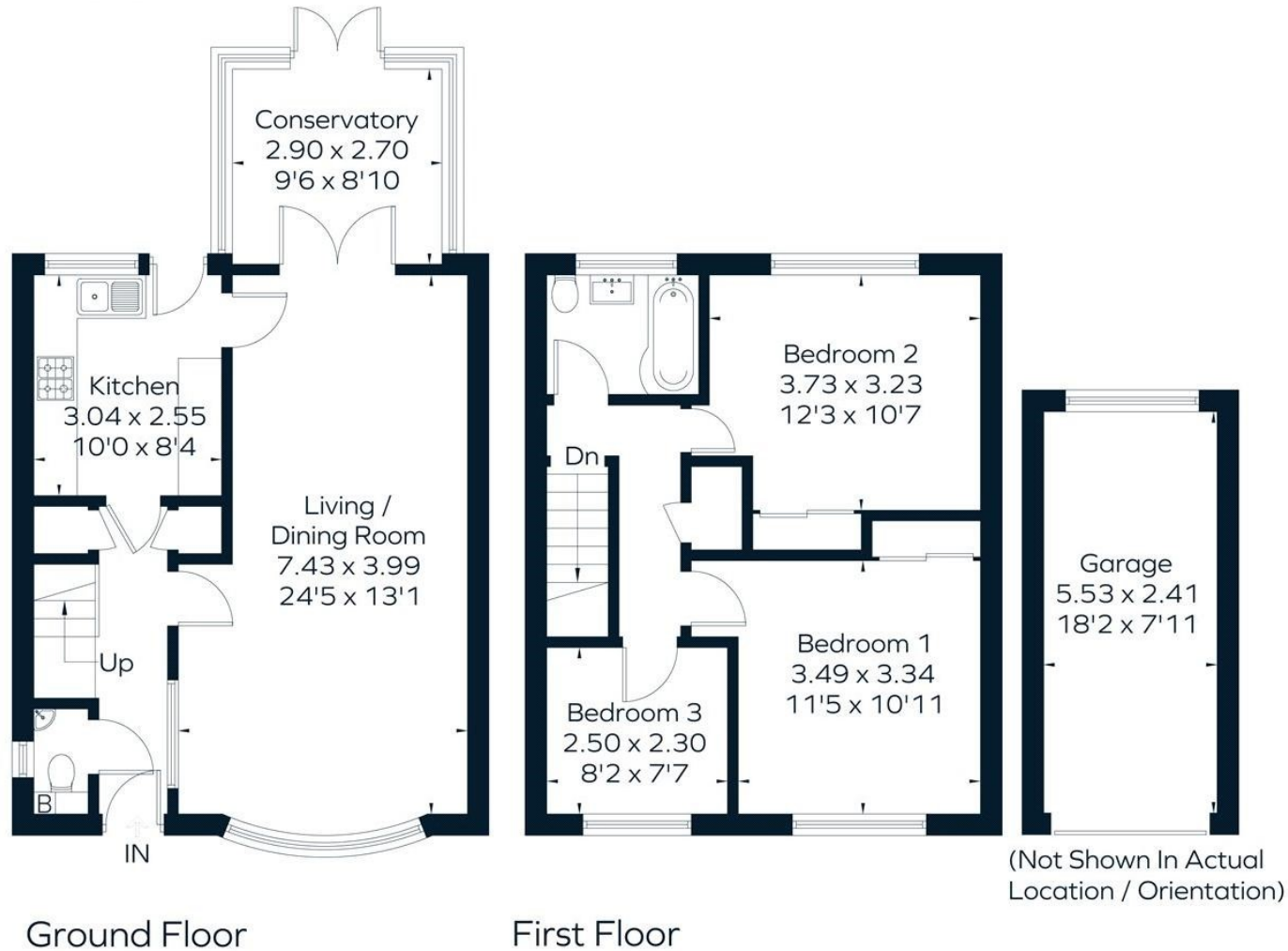


Approximate Area = 98.5 sq m / 1060 sq ft

Garage = 13.3 sq m / 143 sq ft

Total = 111.8 sq m / 1203 sq ft

Including Limited Use Area (0.3 sq m / 3 sq ft)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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