



5 Ferns Mead, Farnham, Surrey. GU9 7XP.
Guide Price £550,000



Description

Enviably located in a cul-de-sac location on the West side of Farnham, within easy walking distance of Farnham's elegant Georgian centre, famed for its many exclusive shops and mainline station, which offers a fast regular service through to Waterloo. It is also well placed for ready access to St Andrews School and Potters Gate School; along with large areas of unspoilt countryside and National Trust Land including Frensham Common and Frensham Ponds.

This sale presents the more discerning buyer with an enviable opportunity to acquire an extremely spacious house which was originally built in 1995. Our client has just completed a comprehensive refurbishment, which includes new upvc double glazing throughout (10 yr. guarantee), new carpeting to cloakroom, stairs, landings, lounge and bedrooms, new light fittings, re-decoration throughout.

There are a host of other noteworthy features including which can only be fully appreciated by a close internal inspection.

On the ground floor there is a private hall with stairs to first floor, telephone point and a cloakroom/w.c. off. There is a well appointed shaker style kitchen with granite worktops with inset sink, newly installed built in oven with light/extractor over and electric hob, space for fridge/freezer, plumbing for dishwasher and concealed gas fired central heating boiler which was installed in 2023 and has been serviced most recently in 2024. There is a wide opening through to a dining room which benefits from wide plank oak effect flooring and a under stairs storage cupboard.

On the 1st floor there is a bright spacious lounge with twin upvc double glazed windows that overlook the rear garden. There is also a single bedroom and a brand new bathroom that is attractively part tiled which comprises of a quality white suite including panelled bath with mixer tap/shower attachment, pedestal wash basin and w.c.

On the second floor there are two double bedrooms both with the principal bedroom enjoying a well appointed en-suite sgower room and the other bedroom a good range of wardrobes and eaves storage cupboard.

Outside there is a driveway providing parking for two cars that lead to an integral single garage with plumbing for a washing machine to the rear. The rear garden is a real feature as it attracts a lot of natural daylight and has been freshly landscaped with ease of maintenance borne in mind.

Material Information - There is a yearly maintenance charge of approximately £140 per annum for the upkeep of the communal areas of the development. Gas fired central heating via radiators. Good mobile signal likely outside with all providers and ultrafast broadband available. Management of the Estate run by Waterside Mews (Farnham) Management Ltd, loft part boarded with light.



Directions

SAT NAV - GU9 7XP

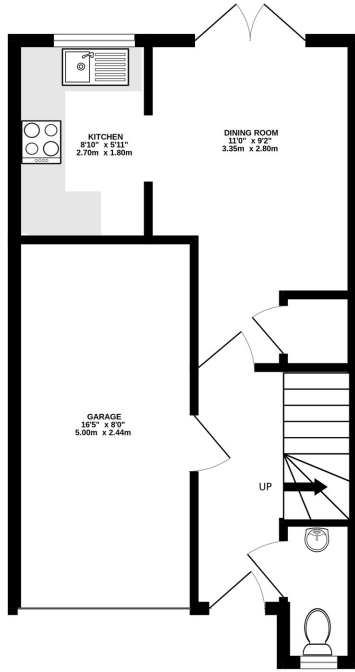
Local Authority

Waverley

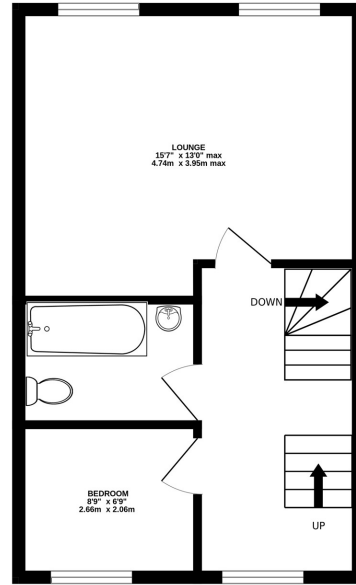
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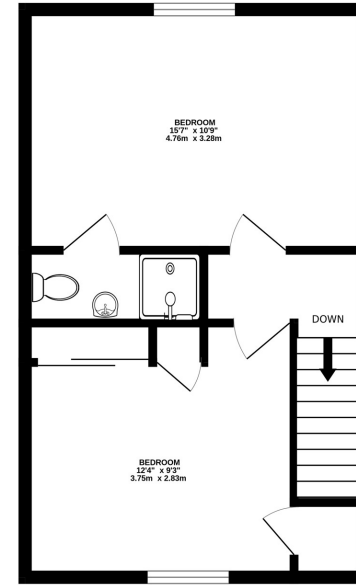
GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	83
England, Scotland & Wales		EU Directive 2002/91/EC	

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Disclaimer: 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.

