



17 Borelli Mews, Farnham, Surrey. GU9 7YZ.
Offers in excess of £700,000

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Description

A stunning and unique town house, situated in the heart of Farnham's elegant Georgian town centre. The remodelled and beautifully presented accommodation includes a spacious, fully fitted kitchen/dining room with patio doors to the rear garden, utility/cloakroom w.c., large living room, three double bedrooms and a newly fitted shower room with double shower. The attractive part walled garden is hard landscaped and enjoys a southerly aspect with side access, electric awning and an outside tap. There is a private parking space to the front of the house and a garage store. Further benefits include sealed unit double glazing and gas central heating. Viewings are most highly recommended to fully appreciate all that this lovely home has to offer.



The house is situated in a conservation area, with a wide array of shops, bars and restaurants on the doorstep. Gostrey Meadow, Farnham Park, Reel Cinema, library, doctors surgery, Farnham Leisure centre and the mainline station are all within walking distance. The new Brightwells Yard development will offer more shopping, recreation and dining facilities when it opens this year.

The house is Freehold and there is a management fee for the residents of the courtyard. This is currently £500 every 6 months and includes water and buildings insurance. Ultrafast broadband is available in the area and mobile signal is available for all networks.

Directions

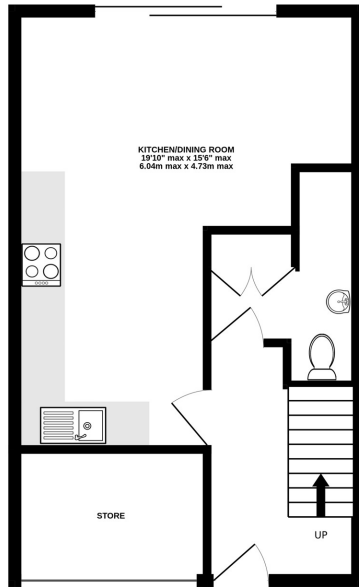
As you enter the courtyard, the property is the first on your right.

Local Authority

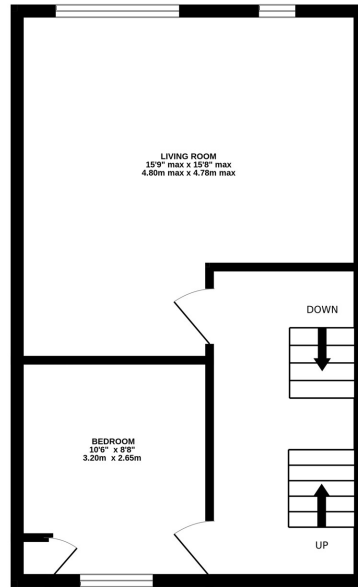
Waverley
Band F



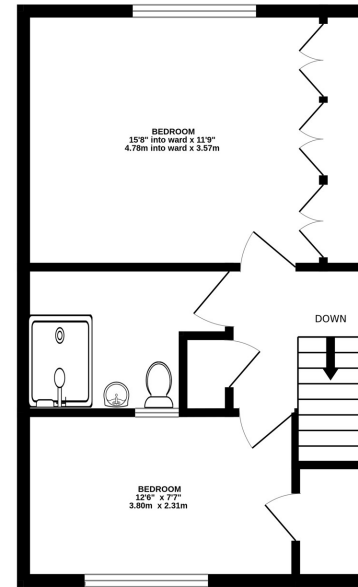
GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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15 Downing Street , Farnham, Surrey, GU9 7PB

Tel: 01252 718018

Email: sales@keatsfearn.co.uk

Web: www.keatsfearn.co.uk

keatsfearn

