



33 East Avenue, Farnham, Surrey. GU9 0RA.
Guide Price £575,000



Description

An extended and well appointed family home offering generous accommodation and the potential for further extension subject to the usual consents. This delightful property is situated in 'The Avenues', a much sought after location, within a short walk of William Cobbett and Heath End Schools, a 10 minute walk of Farnham's beautiful 320 acre Park and less than 2 miles from the elegant Georgian town centre.

The property has been well maintained by the current owner and the accommodation includes a living room with attractive limestone fireplace, dining room, re-fitted kitchen, breakfast room, cloakroom/w.c, three bedrooms and a re-fitted bathroom. To the front is a block paved driveway providing off road parking for three cars. The rear garden is made up of patio and lawned areas and enjoys a westerly facing aspect. A generous garage provides great storage, while to the rear of the garden is a building, which requires some improvement, and would make a fabulous home office. Further features include sealed unit double glazing and gas central heating, with a boiler that was installed in 2024. Viewings are highly recommended to fully appreciate all that this lovely home has to offer.



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.

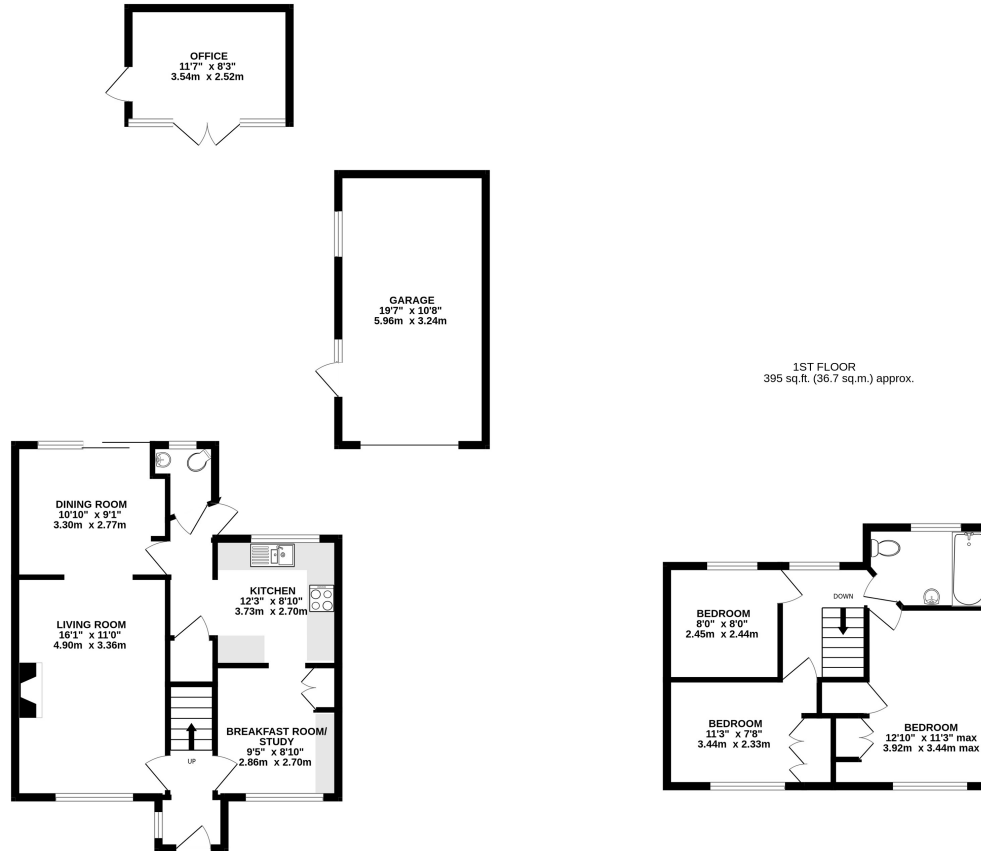
Local Authority

Waverley

Band E



GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



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.
Made with Metropix ©2026

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

15 Downing Street , Farnham, Surrey, GU9 7PB
Tel: 01252 718018
Email: sales@keatsfearn.co.uk
Web: www.keatsfearn.co.uk

keatsfearn

Disclaimer: 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.

