



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

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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.



Directions

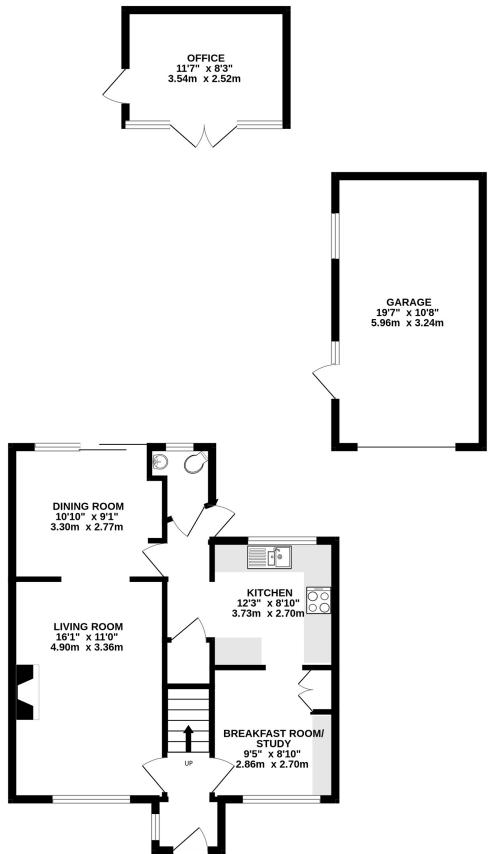
From the Farnborough Road, turn into South Avenue and then first right into East Avenue. The property will be found on your lefthand side.

Local Authority

Waverley
Band E

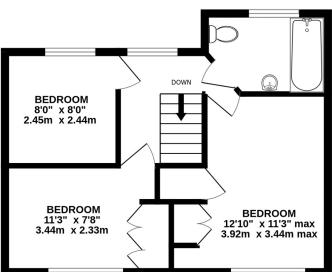


GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



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

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of these floor plans, the measurements of doors, windows, rooms and 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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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.

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