



39 Oast House Crescent, Farnham, Surrey. GU9 0NP.
Guide Price £600,000

- Views over Farnham Park
- Double garage and parking
- Study/family room
- Family bathroom
- Four generous bedrooms
- Re-fitted kitchen/dining room
- Living room
- Cloakroom/w.c. and utility room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

A spacious family home situated on the edge of the beautiful 320 acre Farnham Park. The generous accommodation includes a living room with feature fireplace, re-fitted kitchen/dining room with doors leading to the garden, utility room, study/family room and a cloakroom/w.c. On the first are four generous bedrooms and a family bathroom. The secluded rear garden is mainly laid to lawn with gates providing access to the front and rear of the house. A welcome bonus is the double garage which has parking for two cars in front. Properties overlooking the park rarely come to the market so an early internal inspection is most highly recommended.

Directions

SAT NAV - GU9 0NP

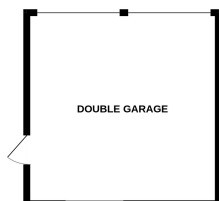
Tenure

FREEHOLD

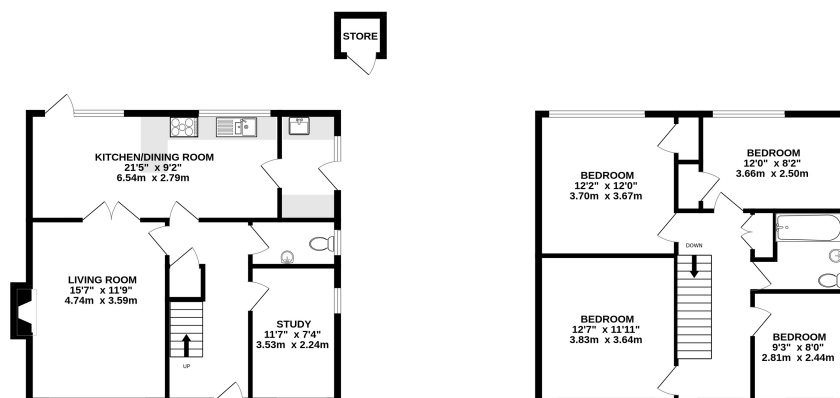
Local Authority

Waverley
Band F

GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1587 sq.ft. (147.4 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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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.