



3a Hurlands Close, Farnham, Surrey. GU9 9JF.
Guide Price £675,000



Description

This fabulous detached home has undergone a comprehensive refurbishment program and offers a convenient, turnkey solution for busy families. The property now offers a brand new central heating system, new double glazed windows and doors, a new kitchen breakfast/room, new bathroom and cloakroom/w.c., a new consumer unit, a new patio and new flooring throughout. All you have to do is move in!



The generous accommodation includes an entrance hall with stairs to the first floor and a cloakroom/w.c. The large lounge/dining room stretches from the front to the back of the house, with french doors leading out to the rear garden. The kitchen offers a range of high gloss grey units, oak worktops, breakfast bar and integrated appliances including a fridge/freezer, washing machine, dishwasher, oven and 4 ring hob. The first floor landing has an airing cupboard, with the newly installed boiler, and a hatch leading to the loft space. Doors lead to all 4 bedrooms and a large family bathroom with a panel enclosed bath, corner shower cubicle, vanity wash basin and w.c. To the front of the house there is driveway parking leading to a single garage. The rear garden is mainly laid to lawn with a paved patio, wood panel fencing, timber shed and side access.



The property benefits from all mains services and the water is metered. Superfast internet is available in the area and mobile signal is likely on all networks. There is a telephone line to the house but currently no phone socket inside.

Please note the lounge, dining room and bedroom is virtually furnished.

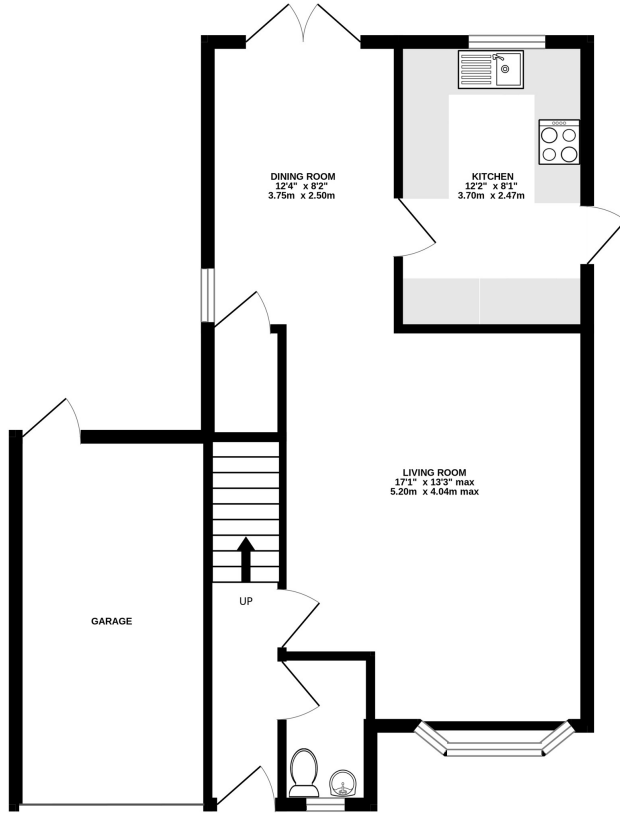
Directions

Turn into Hurlands Close and the property will be found on your left hand side.

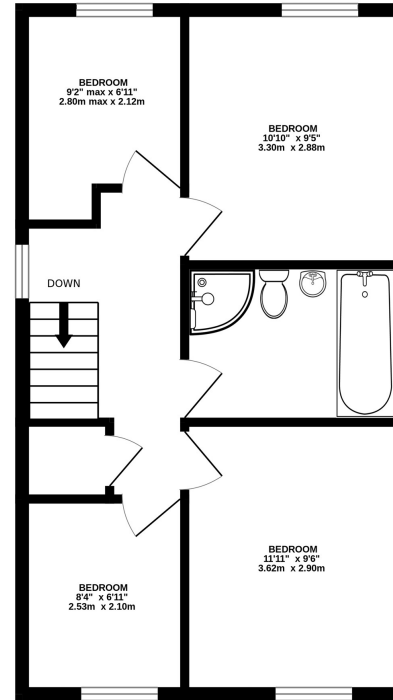
Local Authority

Waverley
Band E

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 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		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

