



40J Upper Hale Road, Farnham, Surrey. GU9 0NS.
Guide Price £735,000

- Detached family home
- Short walk of Farnham Park
- Well presented throughout
- Double garage and parking
- Playroom/home office
- Four bedrooms
- Three bath/shower rooms
- Kitchen/dining room
- Large living room
- Cloakroom/w.c. and utility room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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, well-presented home built in 2018, just a 5-minute walk from Farnham's 320-acre park, with schools, shops, and town centre under 2 miles. Accommodation includes large living room, playroom/home office, fitted kitchen/dining with vaulted ceiling, cloakroom/w.c., and utility. First floor: three bedrooms, en-suite and family bathroom. Top floor: double bedroom with vaulted ceiling, en-suite and velux windows. Rear garden with patio, lawn, and gate to double garage with parking. Gas central heating, underfloor heating, double glazing, fitted wardrobes. Annual £50 residents' fee.

Directions

Sat Nav Ref: GU9 0NS

Tenure

Freehold

Local Authority

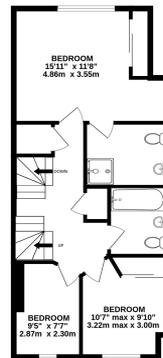
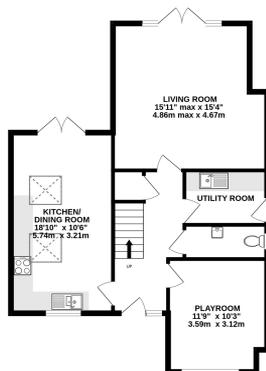
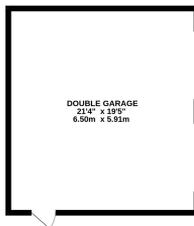
Waverley

Band E

GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.7 sq.m.) approx.

2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 1977 sq.ft. (183.7 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.