



104 Greenfield Road, Farnham, Surrey. GU9 8TQ.

Fixed Price £400,000

- Semi detached house
- Sitting room with back boiler
- Modern bathroom suite
- Rear garden with various outbuildings
- Security system
- 3 bedrooms
- kitchen overlooking rear garden
- Double glazed windows
- Driveway for several cars
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

Excellent situated opposite Weydon School playing fields and circa 1.5 miles from Farnham train station, is this 3 bedroom semi detached house. Upon entering the property the entrance hall leads you to a sitting room with a gas fire that overlooks the front garden, then onto the kitchen that overlooks the rear garden; there is also a re-fitted downstairs bathroom. To the 1st floor are 3 good sized bedrooms. Additional benefits of the property are off road parking for multiple cars, a large south facing rear garden, double glazed windows, gas fired central heating and its close proximity to popular schools for all ages.

Material Information - Ultrafast broadband and good mobile signal. Traditional construction

Directions

SAT NAV - GU9 8TQ

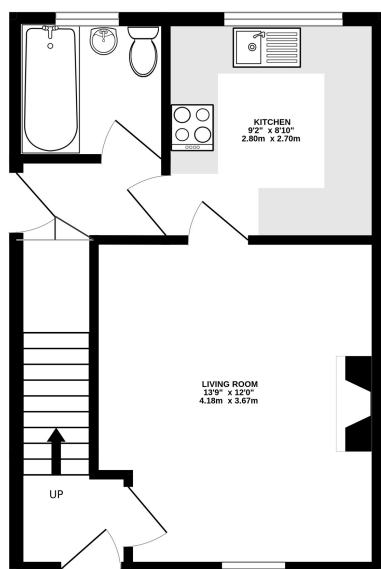
Tenure

FREEHOLD

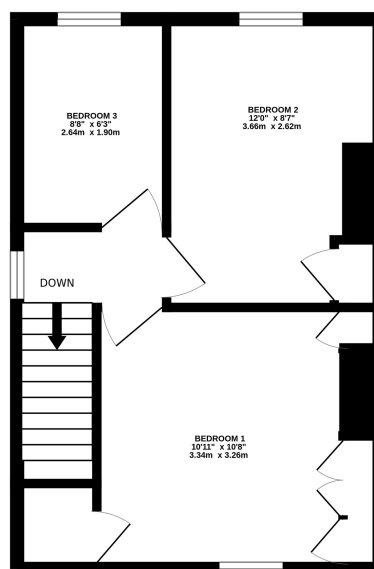
Local Authority

Waverley
Band C

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.5 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 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.