



19 Oast House Crescent, Farnham, Surrey. GU9 0NP.
Guide Price £575,000

keatsfearn



Description

This detached family home is set at the end of a cul de sac and enjoys a stunning outlook over Farnham Park. The generous accommodation includes a living room, study/play room, re-fitted kitchen/dining room, utility room and cloakroom/w.c. Upstairs there are four bedrooms and a family bathroom. The rear garden is mainly laid to lawn, with a paved patio and a gate providing rear access which leads to the double garage with a recently installed electric door. Properties with such open views over the park rarely come to the market and viewings are highly recommended to avoid disappointment.

Material Information: The property has gas central heating and the water supply is metered. Ultrafast broadband is available in this area and mobile phone signal is good.



Directions

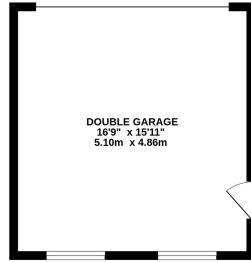
Sat Nav Ref: GU9 0NP

Local Authority

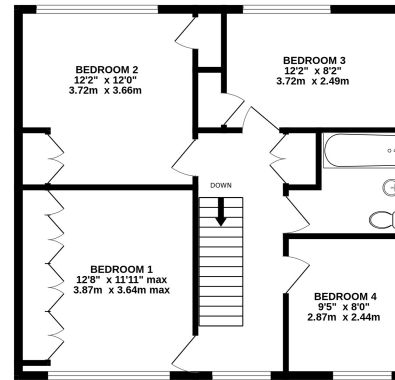
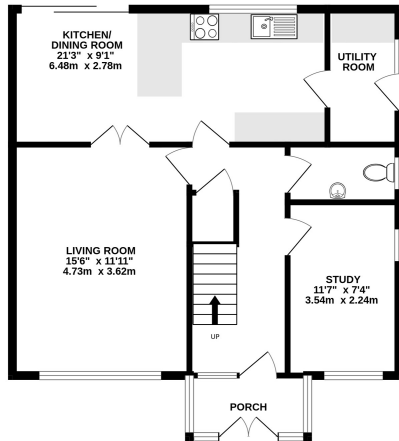
Waverley
Band F



GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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.
Made with Metropix ©2023

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 61 | 77 |
| (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 | |

15 Downing Street , Farnham, Surrey, GU9 7PB

Tel: 01252 718018

Email: sales@keatsfearn.co.uk

Web: www.keatsfearn.co.uk

keatsfearn

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.

