



## Farnham

Guide Price £599,950 (Freehold)

NO ONWARD CHAIN. A fabulous, extended, character semi-detached property over 3 floors, with 4 bedrooms (master en-suite), large sitting room and kitchen/dining room, ample parking and good-sized garden, located on the edge of Farnham town centre, just over 0.5 mile from Weydon School. EPC D



This attractive semi-detached property has been extended by the current owners over their 18 year ownership, to create both further reception and bedroom space. The sitting room runs the length of the property and features a vaulted ceiling to one end, a log burner and engineered oak flooring. The kitchen/dining room is a large space and great for entertaining. Coloured high gloss units are complemented by wooden worktops and again this room has a feature vaulted ceiling. On the first floor there are three bedrooms, two of which are doubles, and the family bathroom. The master bedroom with en-suite shower room, lies on the second floor which is a double aspect room with ample storage. New carpets have recently been laid to both sets of stairs and the landings. The property has gas central heating and double glazing. There is ample parking to the front for numerous cars, and the rear garden has a pleasant outlook onto local allotments. We are also advised that the exterior of the property has just been repainted.

Wide Entrance Hall with engineered oak flooring, understairs storage cupboard and designer radiator. Cloakroom with low level w.c., wash basin and heated towel rail. Sitting Room - A large double aspect space which has been extended to the rear with engineered oak flooring, a vaulted ceiling and patio doors with feature shaped window above. The remainder of the sitting room has a carpet and fireplace fitted with a log burner. Kitchen/Dining

Room - This room also forms part of the extension and is now a wonderful entertaining space with a vaulted ceiling. There is a tiled floor with under floor heating, numerous coloured high gloss units with soft closures and wooden work surfaces. Integrated appliances include a Bosch double oven, Bosch gas hob with extractor over, dishwasher and drawer fridges. There is space for an American fridge/freezer, plumbing and space for a washing machine, larder and door to the garden.

Stairs to first floor Landing. Bedroom 2 - A rear aspect double room with wardrobes and laminate flooring. Bedroom 3 with built in storage cupboards. Bedroom 4 overlooking the rear garden with storage cupboards. Bathroom with panelled bath having a hand shower, separate shower cubicle, pedestal wash basin, low level w.c., heated towel rail and fully tiled walls and flooring.

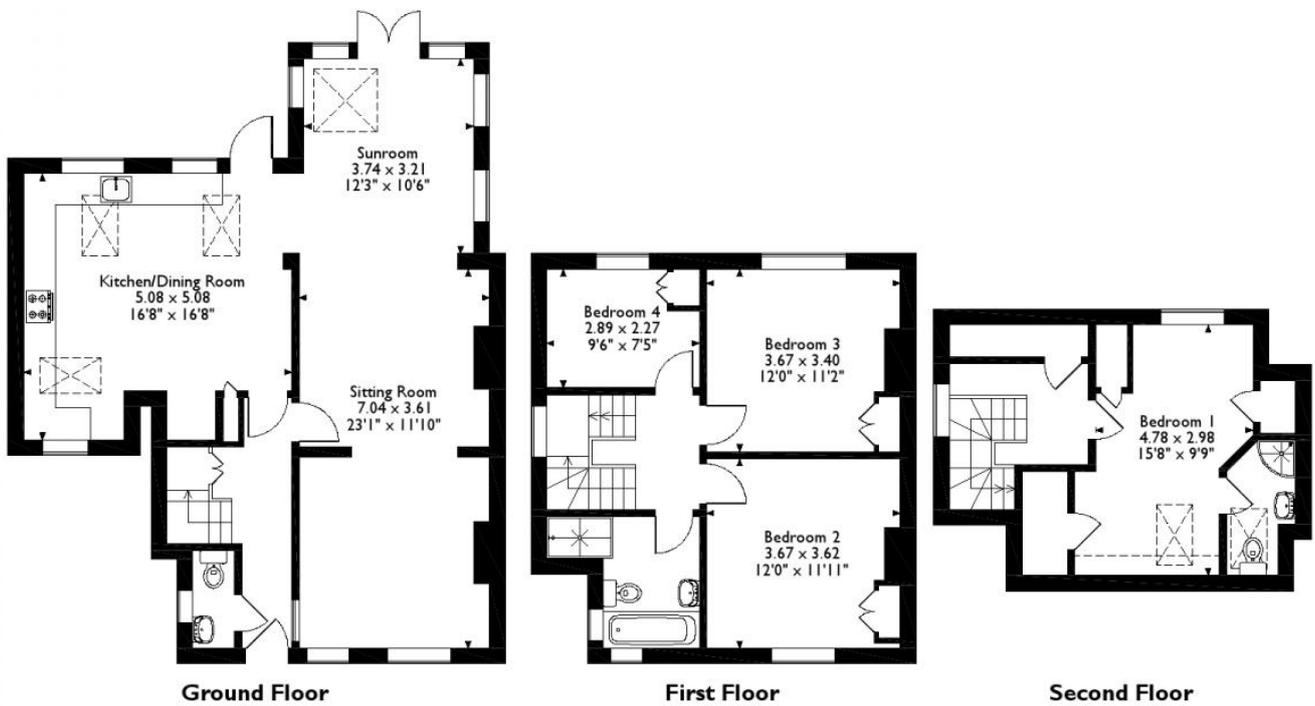
Stairs to second floor with eaves storage. Master Bedroom with a double aspect and vaulted ceiling, eaves storage which is boarded, and further storage areas. En-Suite Shower room with quadrant shower cubicle, pedestal wash basin, low level c., tiled floor and heated towel rail.

- Extended character semi-detached home
- 4 Bedrooms (master en-suite)
- Large Living room with vaulted ceiling at one end

- Extended kitchen/dining room
- Ample parking
- Edge of town centre

# Floorplan

Approximate Gross Internal Area  
145 Sq M/1558 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions

The property is located just on the edge of Farnham town centre which offers a variety of shops, bars, bistros and restaurants. The main line station with services to Waterloo in 55 minutes, is approximately 1.4 miles from the property. Weydon School is just over 0.5 of a mile away and further schools, college and University for the Creative Arts can be found in the town. Access to the A31 is a stone's throw from the property, giving access to the A3, M3 and A331. The area is surrounded by many miles of open countryside for walking, riding and cycling.



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.