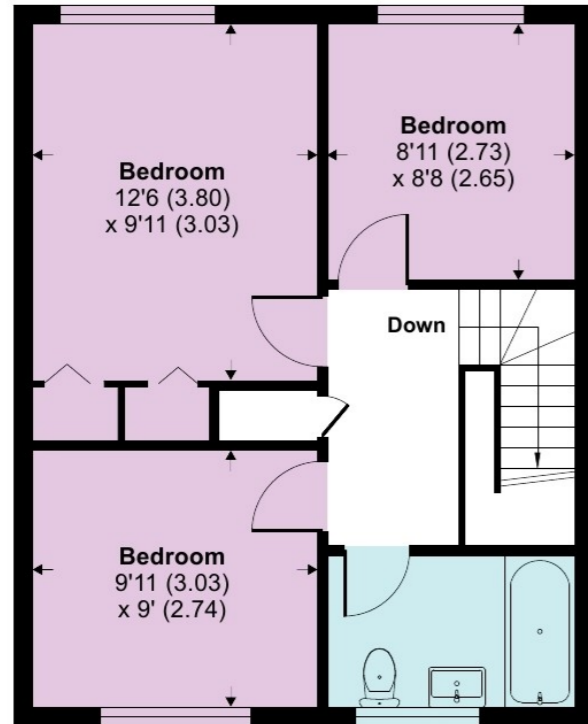
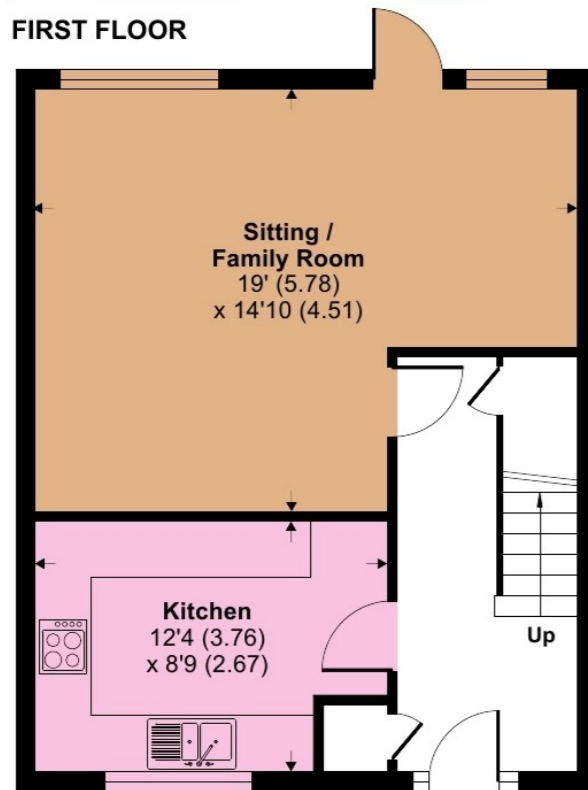


Heather Close, Farnham, GU9

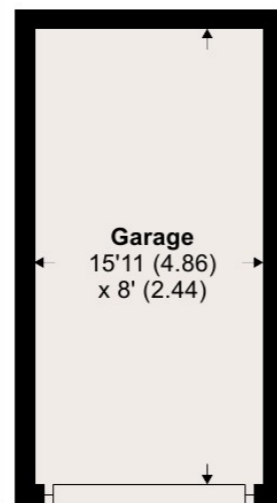
Approximate Area = 906 sq ft / 84.2 sq m
Garage = 128 sq ft / 11.9 sq m
Total = 1034 sq ft / 96.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



HEATHER CLOSE, FARNHAM, SURREY, GU9

Guide Price £475,000

An ideal three double bedroom family home, located in a popular South Farnham cul-de-sac location.

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

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Winkworth



ACCOMMODATION

- Three double bedrooms
- Sought after South Farnham location
- Generous sitting/dining room
- Close to excellent schools
- Private garden
- Residents parking and garage

DESCRIPTION

This attractive end of terrace home is situated within a sought after cul-de-sac setting in South Farnham, approximately 2.0 miles from the town's elegant Georgian centre and mainline station, which offers a fast regular service to Waterloo. It is also well placed for highly regarded local school catchments like Weydon Academy, St Peters and South Farnham. It is also within close proximity to local shops and the nearby Alice Holt Forest.

The ground floor comprises of an inviting entrance hallway with plenty of space for jackets and shoes, a kitchen with shaker style cabinets, open plan 19'x14' sitting/dining room with French doors to the garden, and two good sized storage cupboards.

The first floor landing provides access to all rooms and they consist of a good sized principle bedroom with built in wardrobe, two further double bedrooms and a family bathroom. There is also an airing cupboard.

Outside

To the front of the property there is a front lawn with pathway leading to the front door, there is also a side gate with access to the rear garden. The private south west facing rear landscaped garden is mostly ornamental stone, with raised flower beds and a patio area. The property also comes with residents parking for two cars and a garage.



Estate Management Charge £60 per quarter.

LOCATION

The property is situated in a quiet and sought after cul-de-sac, just off Shortheath Crest in South Farnham. This attractive residential area is walking distance to village shops whilst being convenient for the station and everything that Farnham has to offer. Farnham Town Centre being just over 1 mile with a good selection of local amenities, mainline station to London Waterloo and the area is renowned for its good schooling including Weydon Secondary School, Highfield South Farnham School and St. Peters primary School to name but a few.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band E

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(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	