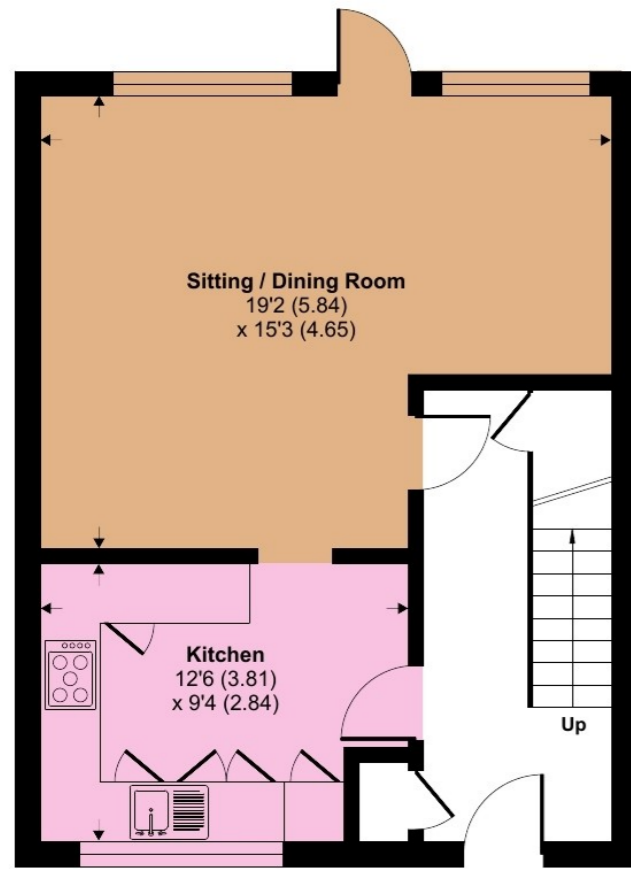


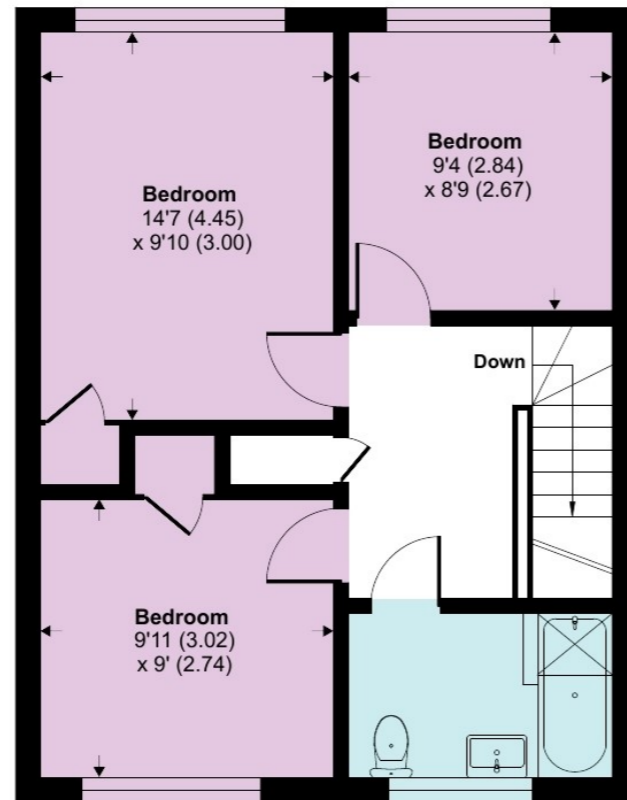
Heather Close, Farnham, GU9

Approximate Area = 985 sq ft / 91.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



HEATHER CLOSE, FARNHAM, SURREY, GU9

Guide Price £500,000

A well-presented, three-bedroom, end of terrace home in a popular South Farnham cul-de-sac location.

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Winkworth



ACCOMMODATION

- Generous sitting/dining room
- Fully fitted kitchen
- Three bedrooms
- Private, South Farnham, cul-de-sac location
- Close to excellent schools
- Private garden
- Residents parking and garage
- £60 per quarter service charge

DESCRIPTION

This end of terrace home is located in an attractive cul-de-sac setting on the southern side of 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 catchment of Weydon Academy, shops and the nearby Alice Holt Forest.

Ground floor comprises inviting entrance hallway, a fully fitted kitchen, open plan 19'2 sitting/dining room with parquet flooring and door to garden, storage cupboard and downstairs cloakroom.

The first floor landing provides access to all rooms and they consist of three double bedrooms. There is a smart family bathroom and airing cupboard.

Outside
To the front of the property there is a front lawn and there is residents parking for two vehicles. The private rear garden has been landscaped and features a large paved patio area, raised beds and an area of lawn.



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, Godalming

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		88
(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	