



## 12 Eleanor Place Firgrove Hill , Farnham, GU9 8FR

A beautifully presented modern 3 bedroom 2 bathroom end of terrace house with parking and front and rear garden situated in a most convenient position close to Farnham Town, railway station and schools.

**Price Guide £835,000**



# 12 Eleanor Place Firgrov Hill , Farnham, GU9 8FR



- Walking distance of Farnham town, schools, shops and mainline railway station
- Kitchen/dining room with doors to rear garden
- 2 further bedrooms
- 2 parking spaces with electric charging point
- Entrance hall with cloakroom
- Utility room
- Bathroom
- Sitting room with bay window
- Bedroom 1 with en suite shower room and fitted wardrobes
- Front and landscaped rear garden

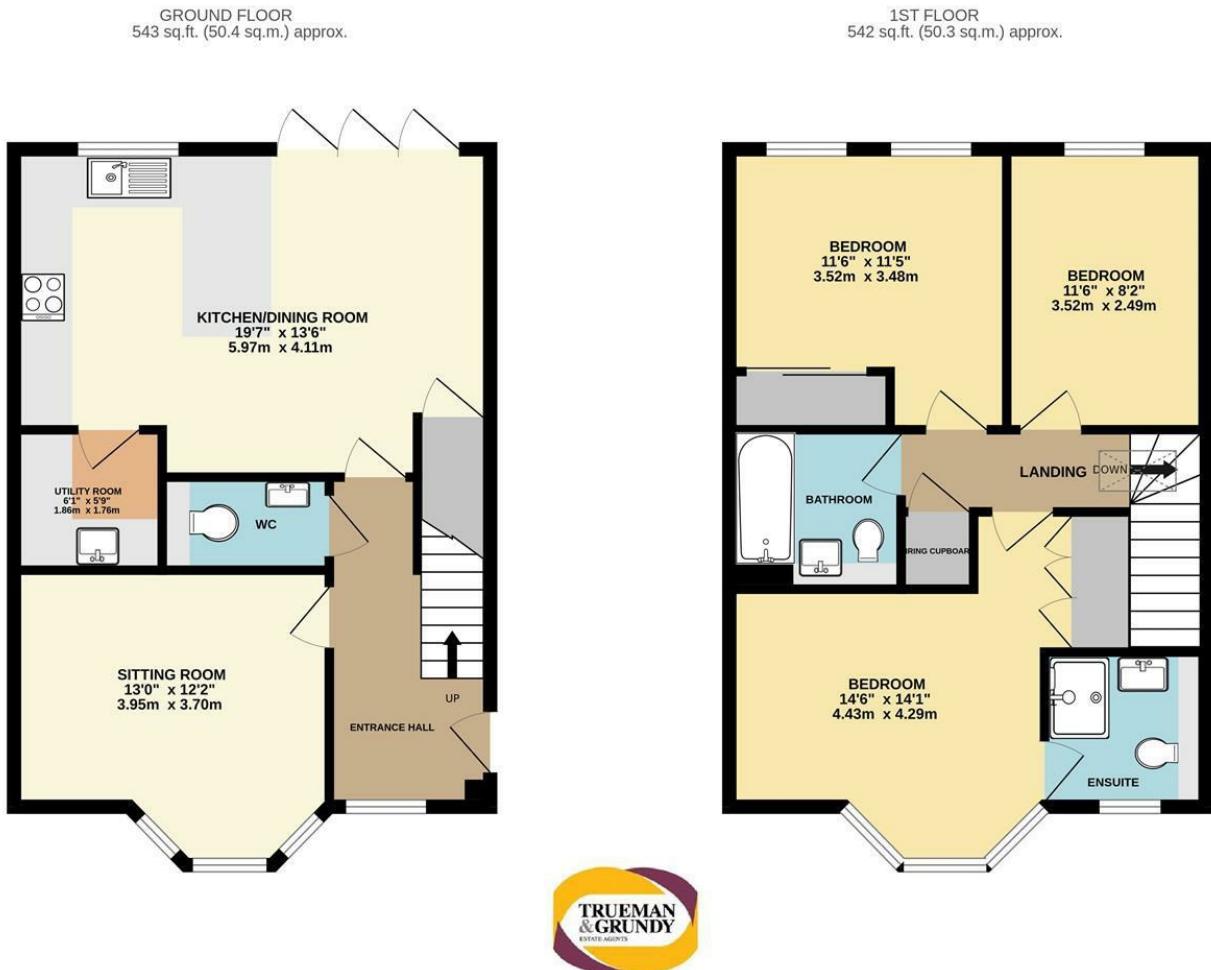


## Directions

SAT NAV: GU9 8FR



## Floor Plan



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the information 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 ©2026



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	92	
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	