



9 Reeve Drive , Farnham, GU9 0FH

A beautifully presented 4 bedroom detached family house with a super kitchen/breakfast room situated on a cul de sac just to the north of Farnham town. No onward chain.

Price Guide £945,000

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, Farnham, GU9 0FH



- Entrance hall with cloakroom
- Kitchen/dining room with doors to patio and rear garden
- Family bathroom and en suite shower room to bedroom 1
- Cul de sac close to Farnham town.
- Double aspect sitting room with wood burner
- Utility room with door to the garage
- Driveway parking for 3 / 4 cars with electric charging and a large single garage
- Study
- 4 double bedrooms, views from the rear bedrooms
- Front and rear garden



Directions

SAT NAV: GU9 0FH



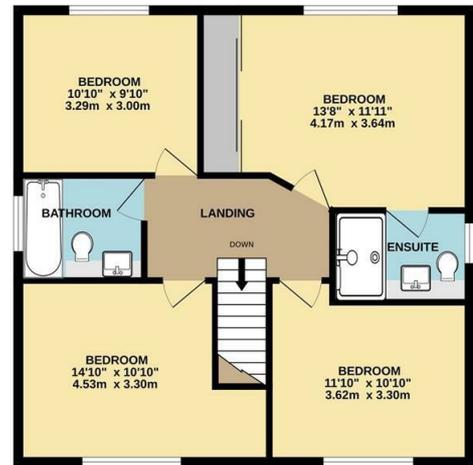


Floor Plan

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	85	94	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B	(81-91) B						
(69-80) C	(69-80) C						
(55-68) D	(55-68) D						
(39-54) E	(39-54) E						
(21-38) F	(21-38) F						
(1-20) G	(1-20) G						
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	