



111 Carfax Avenue Tongham, Farnham, GU10 1BH

A very well presented two bedroom, two reception room semi detached house with a good sized rear garden and ample driveway parking. The property is situated in a popular location and is within easy reach of the village and its amenities.

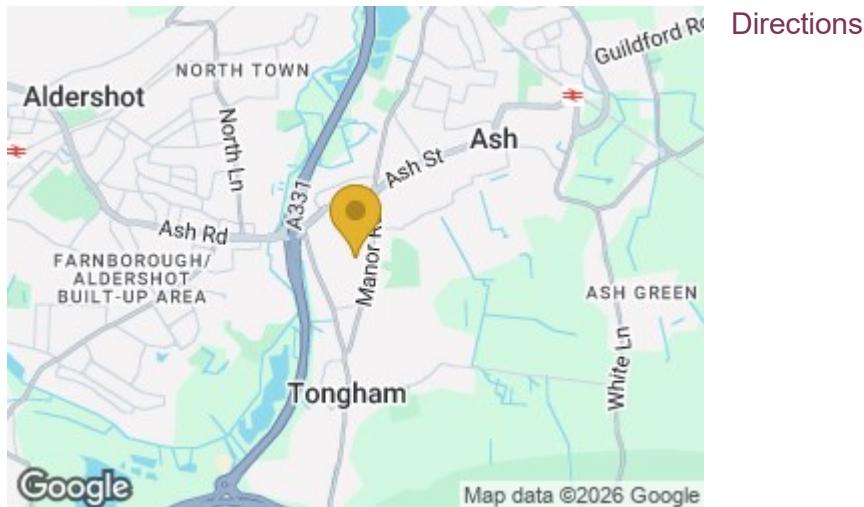
Price Guide £369,950

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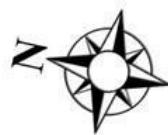
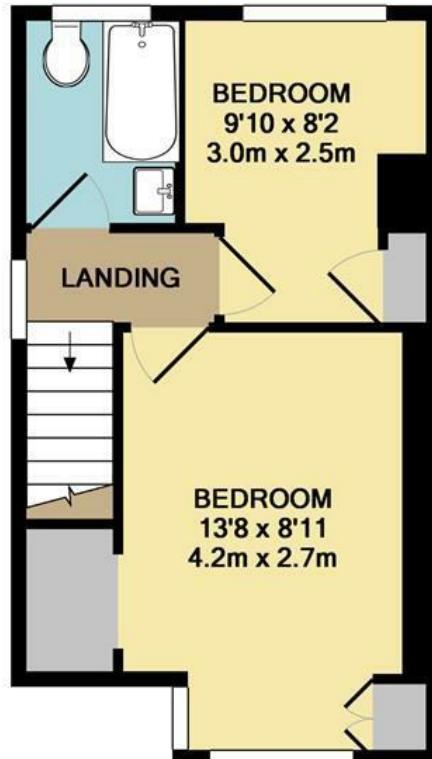
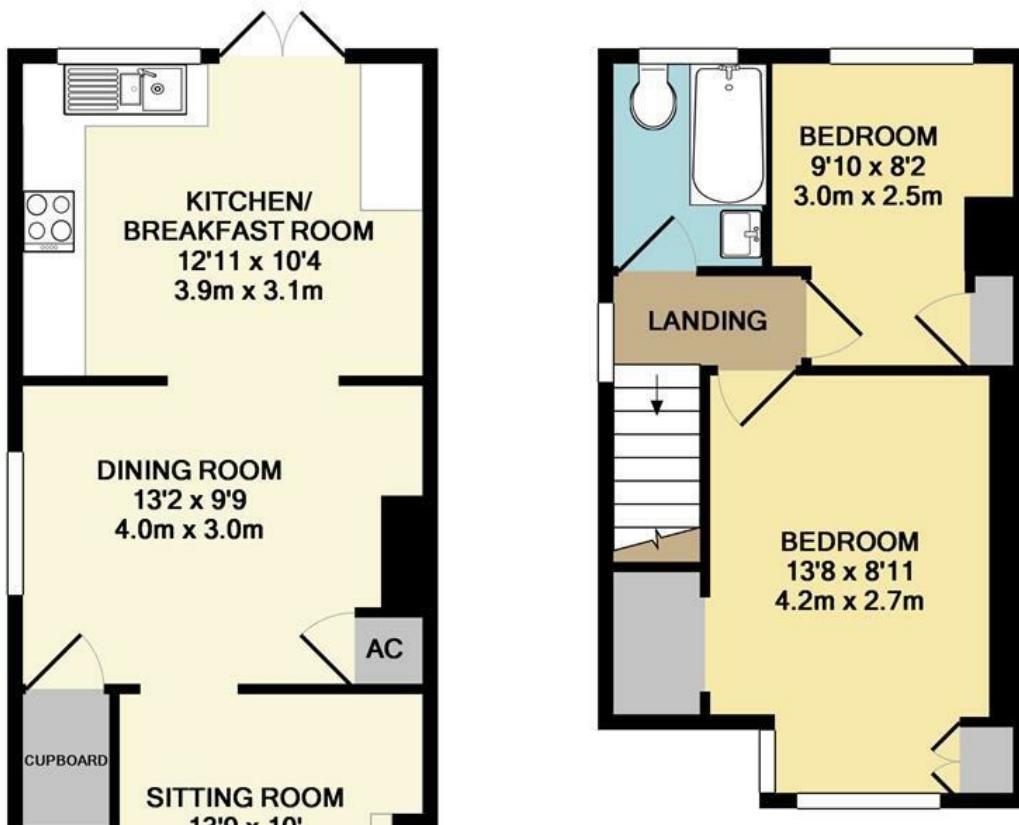


- Entrance area.
- Kitchen / breakfast room with doors to the rear garden
- Rear garden with patio area
- Sitting room with fireplace
- Two bedrooms.
- Ample driveway parking
- Dining room
- First floor bathroom.
- Close to local amenities





Floor Plan



1ST FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Very energy efficient - lower running costs (92 plus)	A		84
(81-91)	B		
(70-80)	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	