TRUEMAN & GRUNDY
ESTATE AGENTS

Cedar Lodge, 53A Sandrock Hill Road

, Farnham, GU10 4RJ

A stunning 4 bedroom, 4 bathroom detached family house set over three floors situated in a popular south Farnham location. The current owner has created a wonderful modern home with excellent accommodation, quality fittings and a lovely homely feel. No onward chain.

Price Guide £1,250,000

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- Stunning family house set over three floors
- Sitting room with wood burner and doors to the balcony with views, double doors to dining room
- 3 further bedrooms (one currently uses as a study), one with en suite shower room and walk out terrace
- Rear garden with patio and various dining/seating areas
- Beautifully presented
- Kitchen /breakfast room with bi folds opening to the patio and rear garden
- Family bathroom, some under floor heating
- Entrance hall with cloaks hanging space, utility room, cloakroom/shower room
- Bedroom 1 with en suite bathroom with separate shower and walk in wardrobe
- Driveway parking and integral garage

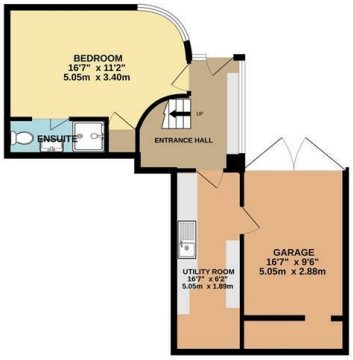
Directions

SAT NAV : GU10 4RJ

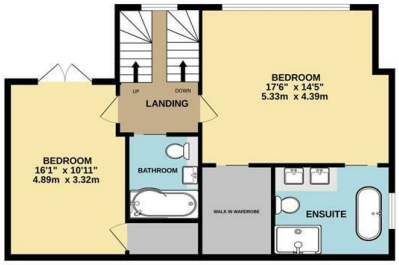
BREAD

Floor Plan

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



2ND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.

TOTAL FLOOR AREA : 2301 sq.ft. (213.7 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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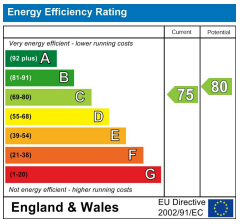

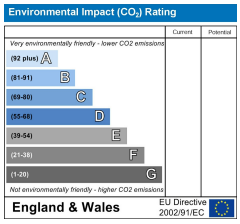

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