



2a Hill Road , Farnham, GU9 0QJ

A 2/3 bedroom detached chalet house set at the top of a cul-de-sac with off road parking and garage. The property has an open plan fitted kitchen with breakfast area and a spacious front to back triple aspect sitting/dining room with feature Inglenook fireplace. The ground floor also benefits from a separate room which could be used as bedroom 3 or study, a utility room and shower room.

Price Guide £565,000



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- Detached chalet house
- 2/3 bedrooms
- Good sized entrance hall
- Cul de sac
- Ground floor bedroom 3 /study
- Fitted kitchen/breakfast room
- Garden
- Large triple aspect sitting/dining room with feature fireplace and doors to the rear garden
- Ground floor shower/cloakroom and first floor bathroom
- Garage and driveway parking

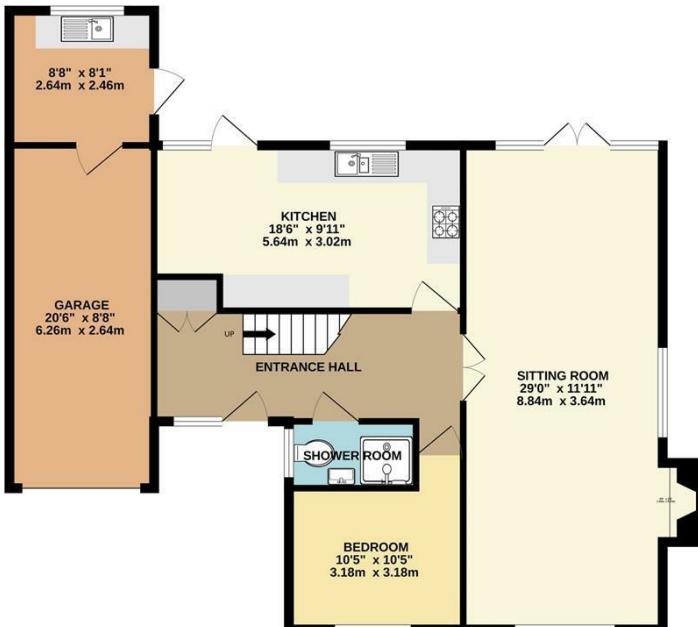


Directions

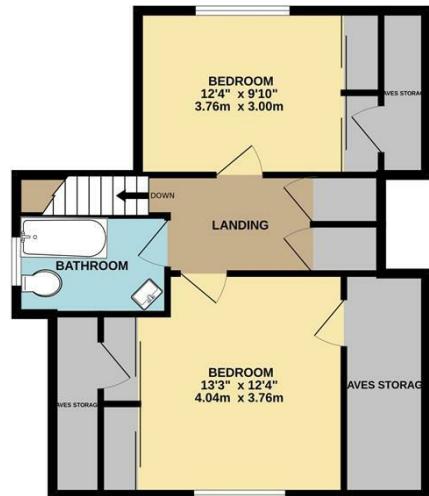


Floor Plan

GROUND FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 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
Very energy efficient - lower running costs (92 plus)	A		85
(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		80
(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	