



## 21 Newmans Court , Farnham, GU9 0SJ

SOLD BY TRUEMAN & GRUNDY. A 4 bedroom detached family house situated on an established no through road within walking distance of Farnham Park. The house offers well planned accommodation with 2/3 reception rooms, a kitchen/breakfast room and a utility room. On the first floor 3 double and a single bedroom, en suite shower room and family bathroom. Outside to the front there is driveway parking, a double garage and to the rear an enclosed south facing rear garden with lawn and good sized patio.

**Price Guide £750,000**

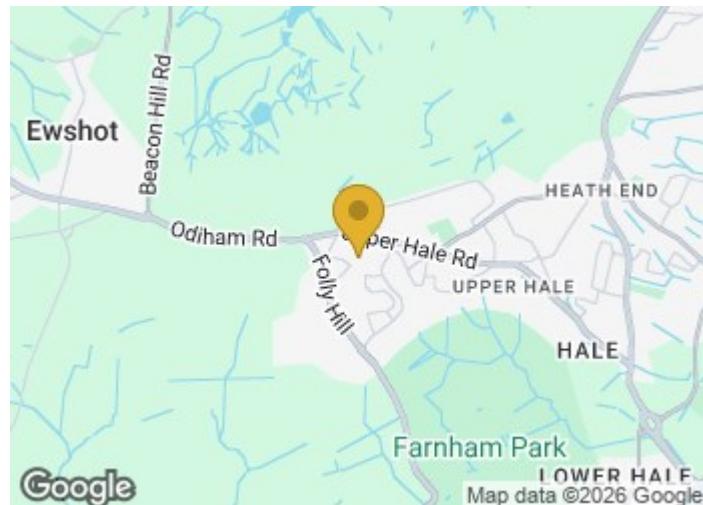


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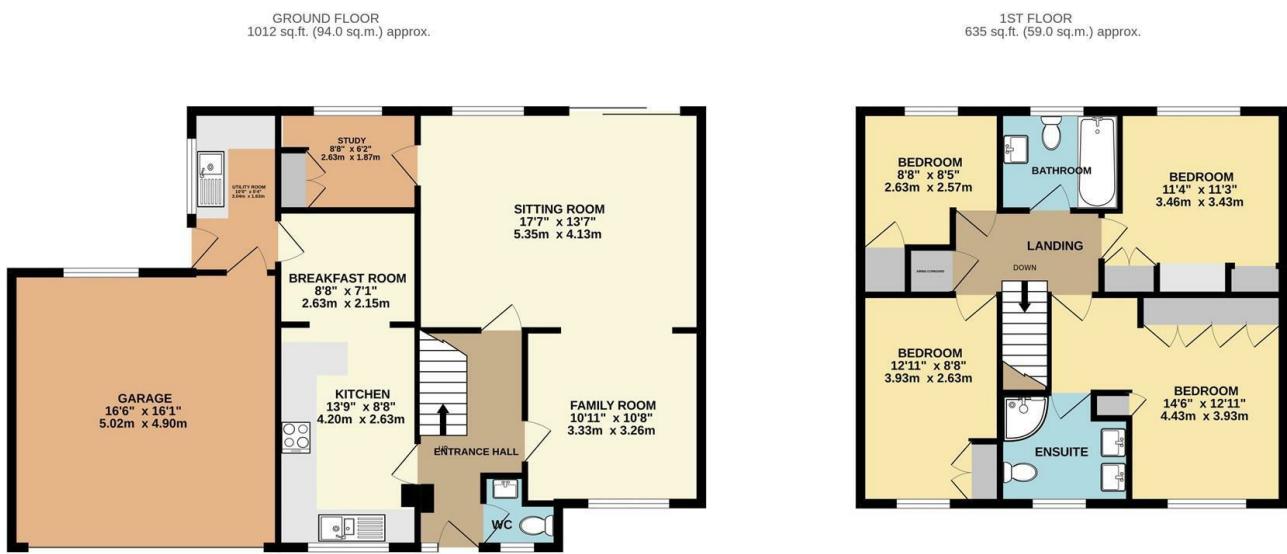
- Entrance hall and cloakroom
- Kitchen/breakfast room
- 3 further bedrooms
- South facing rear garden
- Sitting room with doors to the rear garden
- Utility room
- Family bathroom
- Family room and study
- Bedroom 1 with en suite shower room
- Double garage with driveway parking



[Directions](#)



## Floor Plan



TOTAL FLOOR AREA: 1647 sq.ft. (153.0 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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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			84
(81-91) B		70	
(69-80) C			
(59-68) 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			
(59-68) 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	