



2 Balmoral Crescent , Farnham, GU9 0DN

A 4 bedroom detached family house situated on a cul de sac close to Farnham Park and now in need of modernisation. No onward chain.

Price Guide £495,000

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- In need of modernisation
- Kitchen
- Front and rear garden
- Close to Farnham park
- Enclosed entrance lobby and entrance hall
- 4 bedrooms
- Driveway parking
- Sitting/dining room
- Shower room and separate wc
- Integral garage



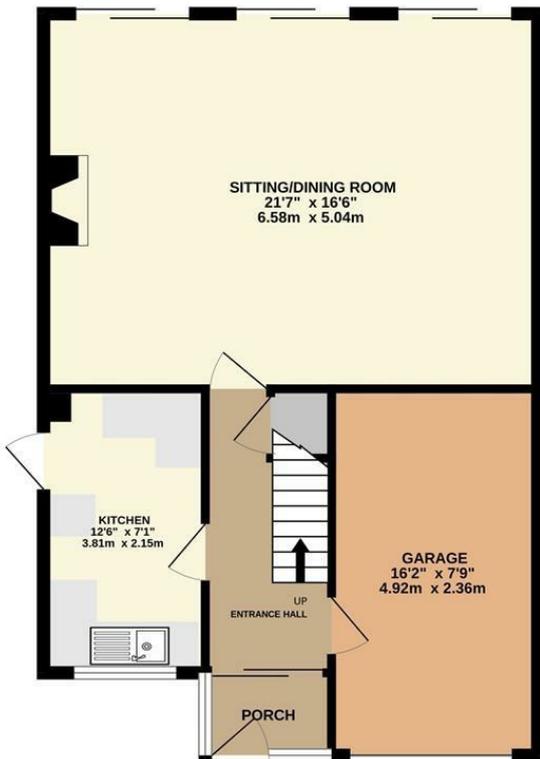
[Directions](#)

Sat Nav GU9 0DN

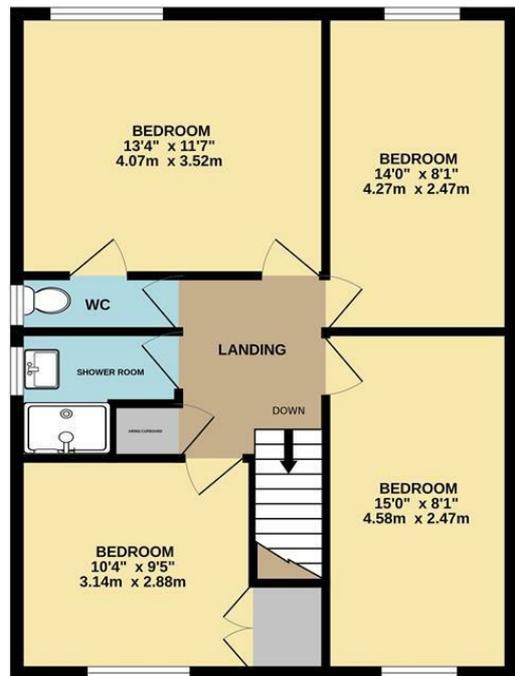


Floor Plan

GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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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