



12 Eleanor Place Firgrove Hill , Farnham, GU9 8FR

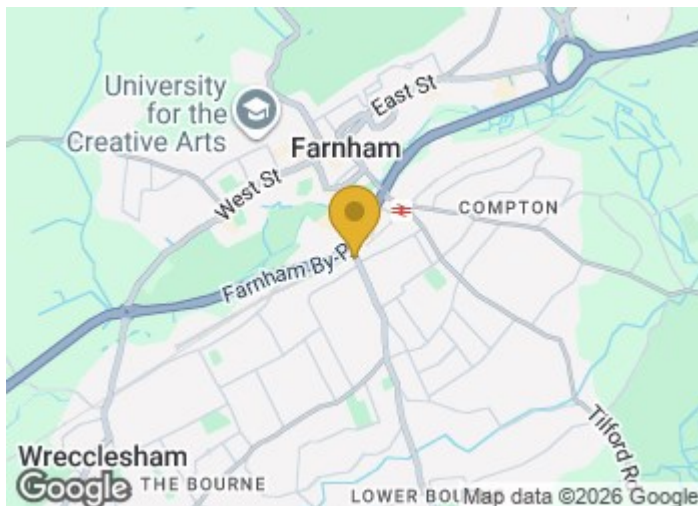
A beautifully presented modern 3 bedroom 2 bathroom end of terrace house with parking and front and rear garden situated in a most convenient position close to Farnham Town, railway station and schools.

Price Guide £835,000

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- Walking distance of Farnham town, schools, shops and mainline railway station
- Entrance hall with cloakroom
- Kitchen/dining room with doors to rear garden
- Utility room
- 2 further bedrooms
- Bathroom
- Sitting room with bay window
- Bedroom 1 with en suite shower room and fitted wardrobes
- Front and landscaped rear garden



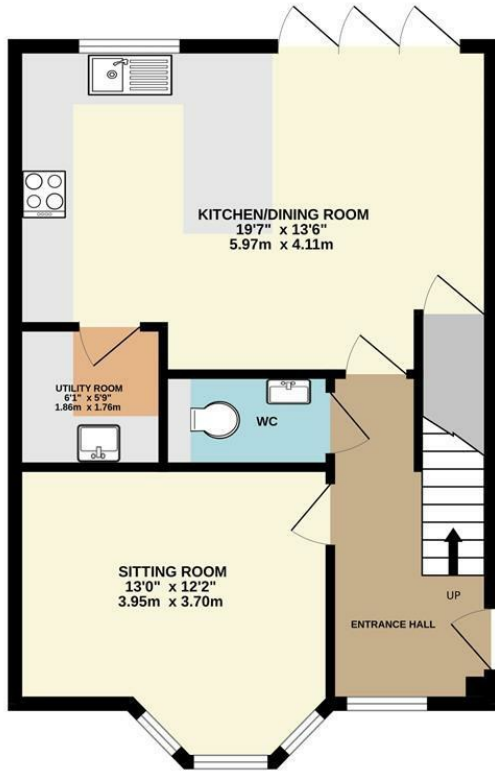
[Directions](#)

SAT NAV: GU9 8FR

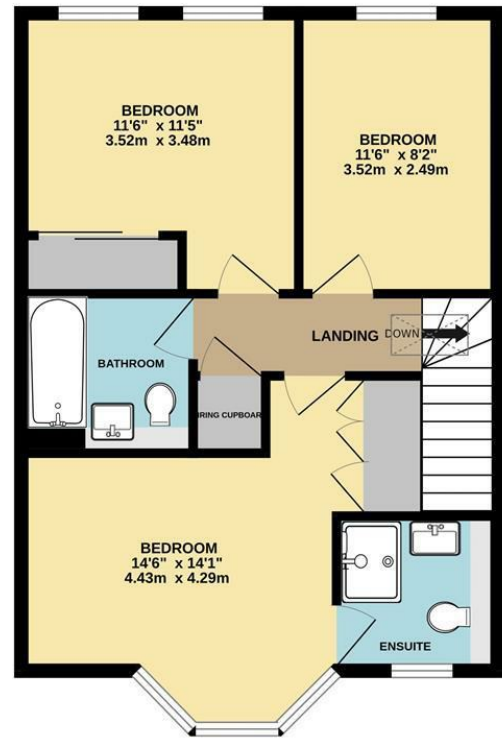


Floor Plan

GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		84	92
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	