

11 The Fairfield , Farnham, GU9 8AH

A first and second floor 3 bedroom maisonette situated close to Farnham mainline railway station and town centre. The property offers light, spacious and flexible accommodation with a garden and off street parking. *** No onward chain ***

Price Guide £500,000



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- First and second floor maisonette
- Kitchen/breakfast room
- 2 bathrooms (one en suite)
- No onward chain
- Short walk to Farnham Town and mainline railway station
- Cloakroom
- Views
- Large double aspect sitting / dining room
- 3 bedrooms
- Garden and parking



[Directions](#)

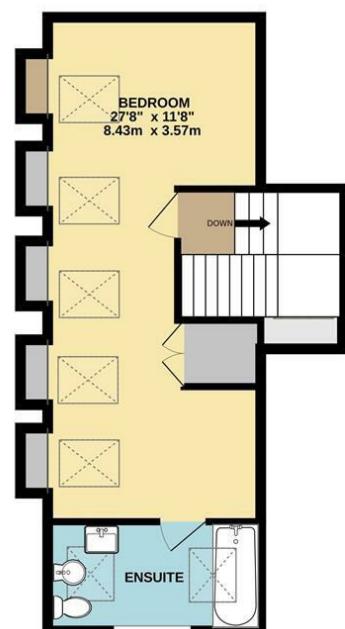


Floor Plan

1134 sq.ft. (105.4 sq.m.) approx.



TOP FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 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 | | |
| (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 | | |
| (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 | |