



## 5 Cowden Close , Farnham, GU9 9FG

A three double bedroom semi detached house set on three floors situated on a small cul de sac within walking distance of Farnham town and main line train station. On the ground floor there is a kitchen, cloakroom and sitting/dining room with patio doors leading into the enclosed rear garden. The first floor has two bedrooms and bathroom and on the top floor the master bedroom with en suite shower room. There are two allocated parking spaces and visitors parking bays.

**Price Guide £440,000**

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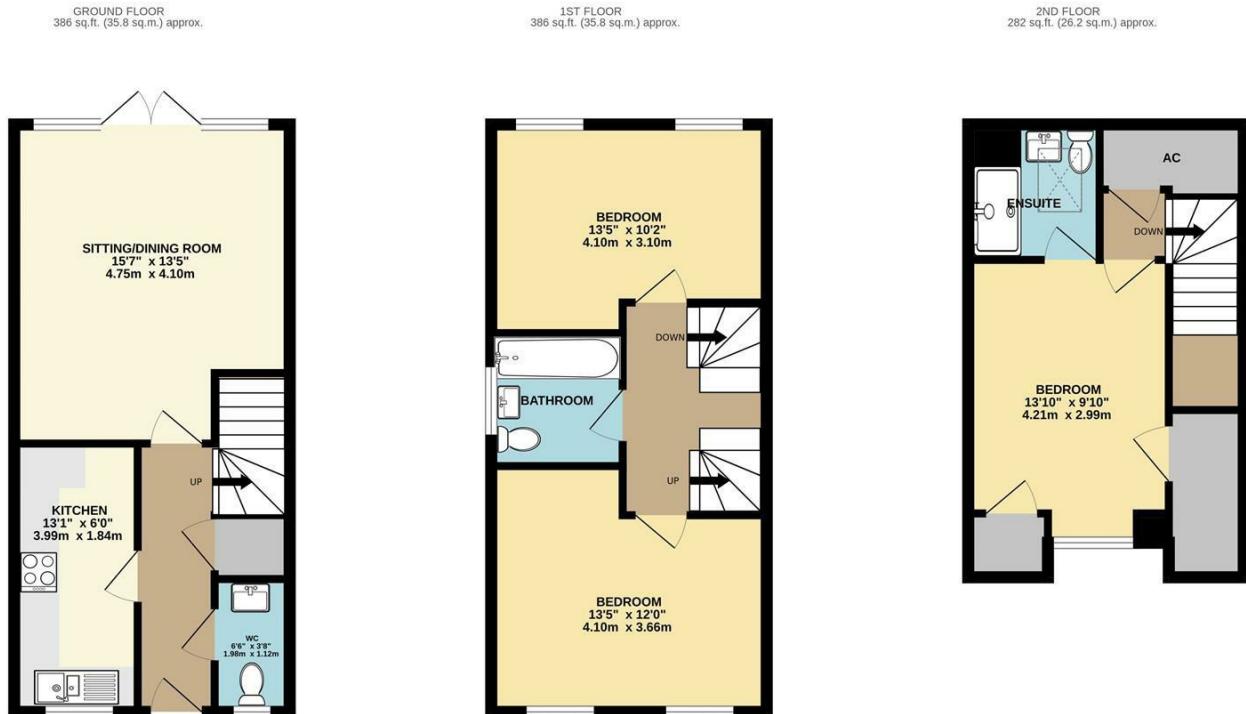
- Entrance hall and cloakroom
- 3 double bedrooms
- Parking
- Town outskirts
- Kitchen
- Family bathroom
- Enclosed and level garden
- Sitting/dining room
- En suite shower room
- Cul de sac



Directions



## Floor Plan



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		89	
(81-91) B		78	
(69-80) 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		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		89	
(81-91) B		78	
(69-80) C			
(55-68) 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		