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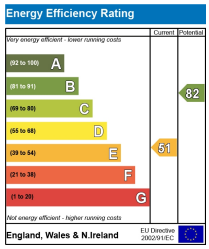
11 Hale Reeds, Farnham. GU9 9BN.

Guide Price £399,950

- Fabulous character home
- 2 Double bedrooms
- Living room
- Fitted kitchen
- Home office
- Beautifully presented
- 2 Bath/ Shower Rooms (1 en-suite)
- Separate dining room
- Large rear garden
- No chain

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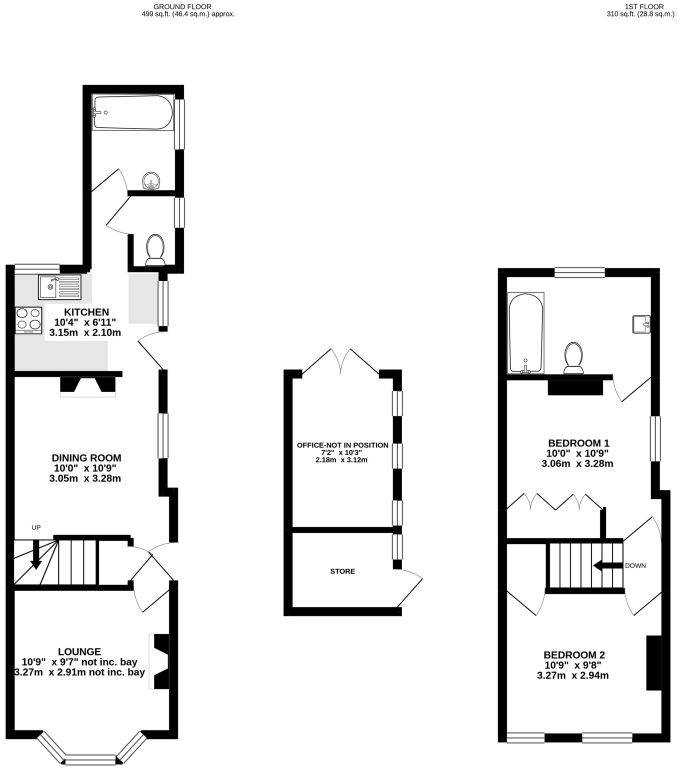


Description

A delightful character cottage which has been improved by the current owners and offers generous and well presented accommodation. A central entrance hall leads to a living room with bay window and cast iron fireplace, as well as the dining room which also has a feature fireplace. The kitchen offers a range of floor and wall mounted units, worktop surfaces and appliance space. To the rear of the house is a lovely bathroom and cloakroom/w.c. On the first floor there are two double bedrooms and a fabulous en-suite bathroom. To the rear of the house is a timber home office, paved patio area and large lawned area which backs onto a park. Local shops and schools are within walking distance and Farnham's elegant Georgian town centre is just 1.5 mile away. Agents notes: The next door property has a right of access over the rear of this property for bin access.

Directions

SAT NAV - GU9 9BN



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.