

VICARAGE LANE



VICARAGE LANE

FARNHAM, SURREY, GU9 8HN

Available: 17th May 2024

£2,500 PCM (Per Calendar Month)

House - Semi-Detached, 4 Bedroom
2 Bathroom, 2 Reception
Unfurnished

Summary

A fantastic, four double bedroom family home, located in a particularly favoured area of The Bourne.

Key Features

- Excellent location
- Four double bedrooms
- Modern kitchen
- Two bathrooms
- Separate utility room
- EV charging point





THE PROPERTY

Description

The front door opens into the entrance hall and looks straight through the beautiful glass sliding doors into the rear garden. The majority of the ground floor is taken up by the large open plan kitchen and dining area. The glass sliding doors provide a huge amount of light into the living area, they also provide an opening to the patio and garden. The modern kitchen is fitted with integrated appliances and a fridge freezer. There is a separate utility room that houses a washing machine and space for a dryer, this room also provides side access into the property. Also on the ground floor is a further sitting room with dual aspect windows. There is also a downstairs W.C with a separate shower and a heated towel rail.

On the first floor you will find four neutrally decorated double bedrooms and a family bathroom with a separate shower and bath. You will also find two fitted cupboards on the landing for storage.



Location

The house is located at the end of Vicarage Lane in The Bourne area of Farnham with Ofsted outstanding rated primary and secondary schools close by. Farnham town centre is just over a mile away offering a selection of shops, bars, bistros and restaurants together with Farnham main line station (Waterloo 55 minutes).

There is a charging point for electric vehicles
Available late April
EPC C
Waverley Borough Council band D
Holding deposit: £576



Vicarage Lane, The Bourne, Farnham, GU9

APPROX. GROSS INTERNAL FLOOR AREA 1278 SQ FT 118.7 SQ METRES (EXCLUDES SHED)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purpose only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Grantleys REF : 257468

Guildford

Poyle House 24 Epsom Road
Guildford
Surrey
GU1 3LE

Tel: 01483 407600

