



Rowhills, Farnham, Surrey

Price Guide £795,000

Rowhills, Farnham, Surrey

An impressive four bedroom large detached family home with well proportioned accommodation, in a highly desirable position, close to Rowhills Nature Reserve.

To the ground floor there is a large entrance hall which provides access to all ground floor rooms. There is a 13' dining room and a fantastic 20' living room which has a contemporary featured fire place and French Doors that lead to the rear garden. The downstairs cloakroom has a WC and wash hand basin, there is also a under stair storage cupboard. The kitchen/breakfast room is fitted with a range of cupboards and drawers. There is a built in oven, built in ceramic hob, space for fridge & freezer and dishwasher. From the kitchen there is a utility room which is a good size and a side door which leads to a paved area and then onto the rear garden. This has great potential to open and extend into the kitchen. There is a further 11' family room, utility room and also integral access to the double garage.

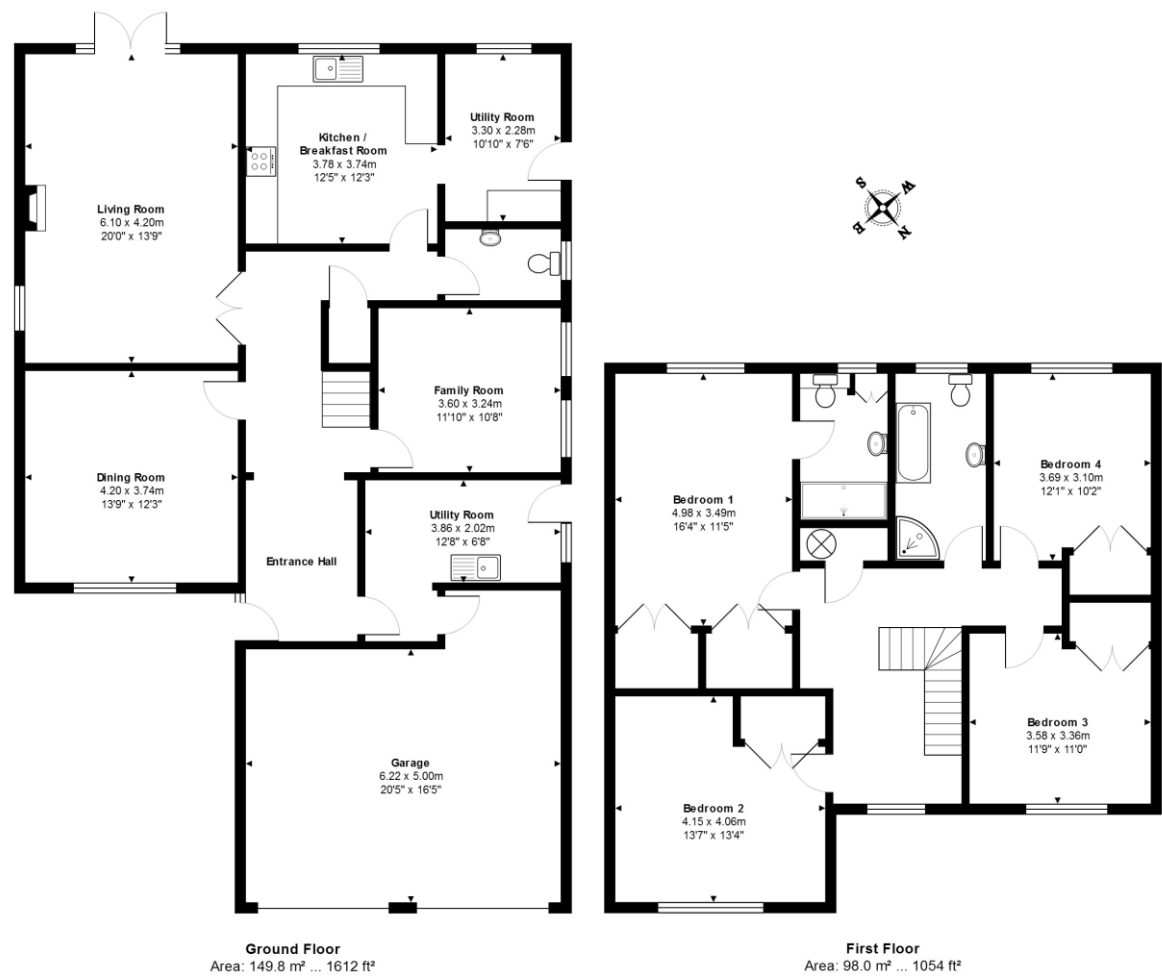
To the first floor there are four good size bedrooms, all of which have either fitted or built in wardrobes. The master bedroom has an en-suite shower which has a three piece suite that includes a shower cubicle. The contemporary family bathroom has a four piece suite and a heated towel rail.

Outside, the front has ample driveway parking which leads to the attached double garage which has up and over doors. The rear garden is one of the properties focal points with a paved patio area and a very large lawn area beyond. The garden has a range of shrubs & bushes, there are mature trees to the rear and the garden is enclosed by hedging and fencing with side access.

- Fantastic Private Lane Location
- Detached Family Home
- Four Double Bedrooms
- Ensuite To Master
- Contemporary Family Bathroom
- Kitchen/Breakfast Room
- Utility Room
- 20' Living Room
- South West Rear Garden
- Driveway Parking And Double Garage



Floor Plan

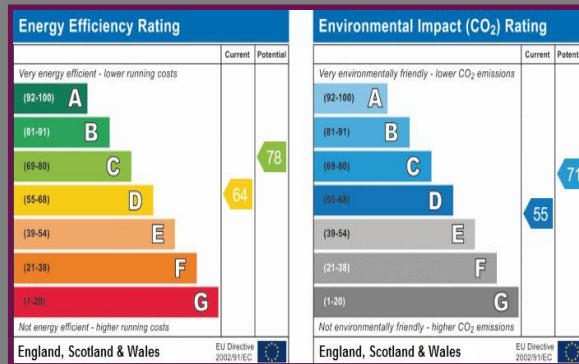
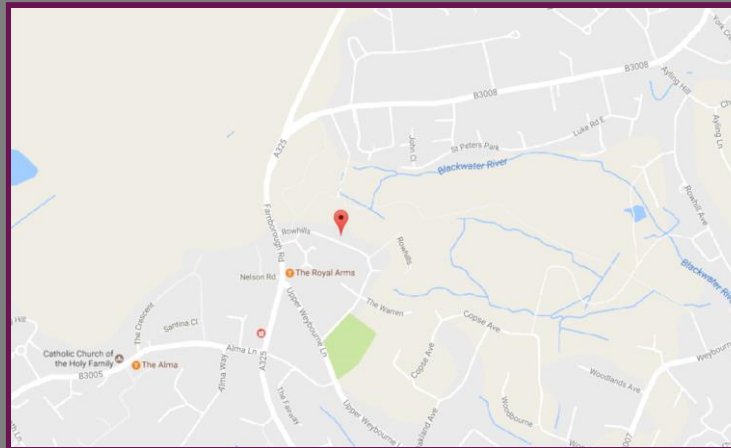


Total Area: 247.7 m² ... 2666 ft²

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

Location

The property is tucked away along a highly desirable private unmade lane, close to local amenities, the nature reserve & local schools.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.