



Thursley Road, Elstead, Surrey

Price Guide £950,000

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A substantial four bedroom detached family home in tucked away position moments from the centre of Elstead; a thriving and highly regarded village.

To the ground floor there is a large part vaulted hallway with a turning staircase to the first floor. The 24' dual aspect living room has a brick-built open fireplace and the 16' dining room would also make an ideal family room. The 22' kitchen is fitted with an extensive range of light wood units and display cupboards with tiled flooring. The 18' conservatory is open to the kitchen, has French doors onto the rear garden and leads into the sitting room. There is an inner hallway with access to the side of the property a useful utility room and cloakroom with WC and washbasin.

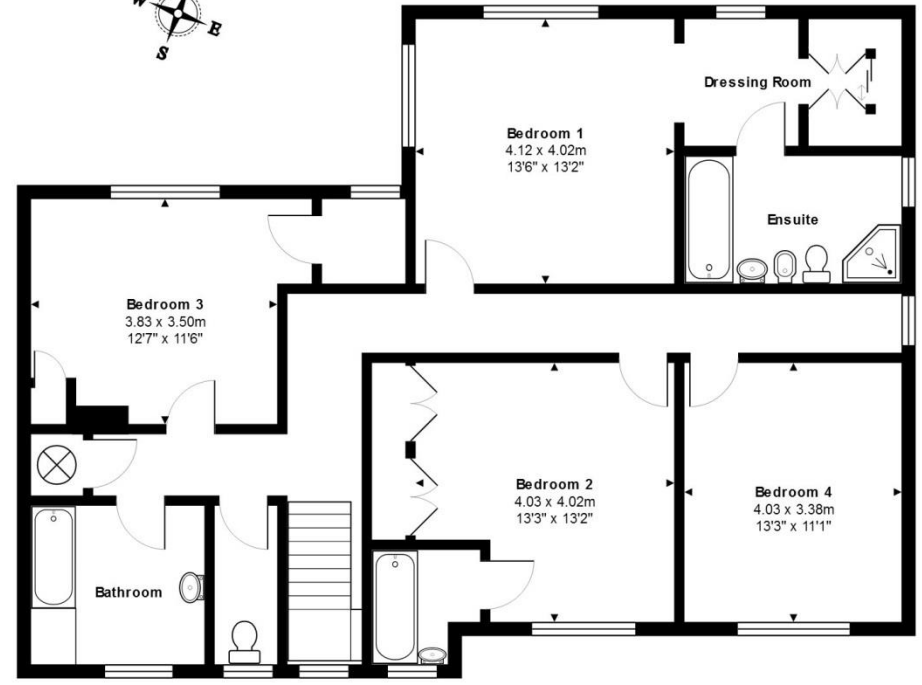
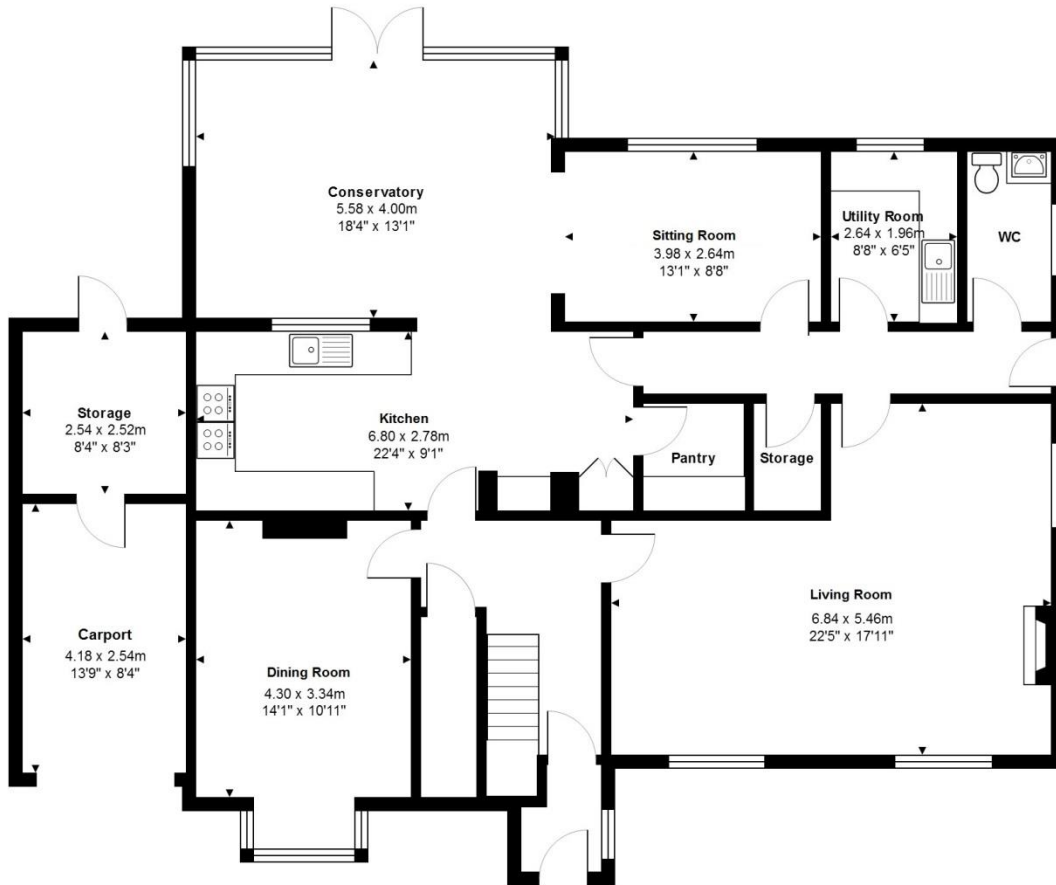
To the first floor, the master bedroom is served by a dressing room and en-suite bathroom. The guest bedroom has a range of fitted wardrobes and an en-suite shower room. There are two further bedrooms, a family bathroom and separate WC.

Outside there is a long gravel driveway to the front with parking to the front of the property that leads to the attached carport with store. The large level rear garden has a paved patio with a lawn area beyond, well stocked flower/shrub beds and is enclosed by mature trees, hedging and fencing with access via both sides.

- Four bedrooms
- Two en-suites
- 24' Living room
- 16' Dining room
- 22' Kitchen
- 18' Conservatory
- Sitting room
- Utility room
- Cloakroom
- Carport & ample parking



Floor Plan

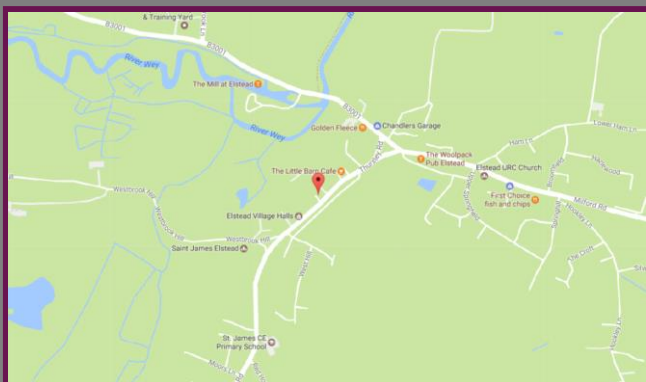


Total Area: 272.6 m² ... 2934 ft²

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

Elstead is a large village conveniently located lying five miles to the west of Godalming and east of Farnham. The village provides a range of amenities including a post office, Spar general store and chemist as well as a doctor's surgery, dentist and vet. There are also three village pubs and a cafe. Sporting and social clubs include cricket, football and scouts. Access to the A3 is a little over two miles away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.



A refreshing choice...

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