



ESTATE AGENTS



Beam Hollow, Farnham, Surrey

Price Guide £750,000

Beam Hollow, Farnham, Surrey

A substantial five bedroom detached property that has been extended and altered over recent years to create a wonderful and spacious family home, situated on a private plot tucked away at the end of a quiet cul-de-sac.

To the ground floor there is a pretty oak porch and a large 13' entrance hall with oak flooring and pocket doors into the living room and kitchen. The 19' living room has large picture windows a log-burner and fitted units. The impressive 28' kitchen/dining/family room is a real feature of the property. The kitchen area has been recently re-fitted by 'Optiplan' with white lacquered and grey high gloss units with quartz worktops and bi-fold doors provide access onto the rear garden. The large utility has been fitted with oak effect units & has access to the integral garage.

To the first floor the 17' master bedroom has wall to wall built in double wardrobes & a re-fitted white en-suite shower room. The 14' guest bedroom also has a built in double wardrobe. There are three further bedrooms & a modern white three piece bathroom suite.

Outside to the front there is an open plan lawn area, a blockwork driveway that leads to the garage providing ample off road parking. The rear garden is of a south easterly aspect with a full width flagstone patio, a level lawn that extends to the side. There is also a hot tub and heated swimming pool. The garden offers a high degree of privacy and is enclosed by fencing & hedging.

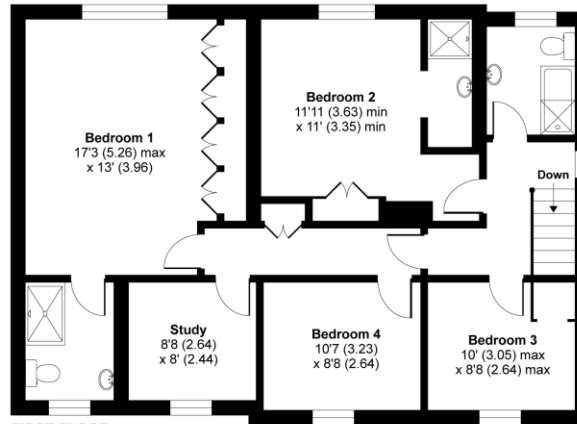
- Five bedrooms
- Two en-suite shower rooms
- Family bathroom
- Stunning 28' re-fitted kitchen/family room
- 19' Living room
- Large utility room
- 13'Hallway
- Garage
- Double-glazing
- Private rear garden with swimming pool
- Ample driveway parking



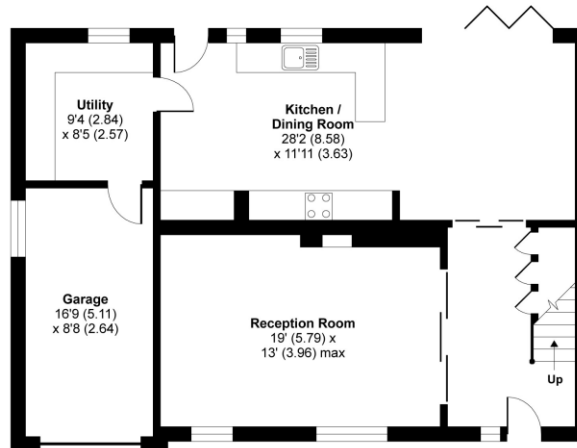
Floor Plan

Beam Hollow, Farnham, GU9

APPROX. GROSS INTERNAL FLOOR AREA 1951 SQ FT 181.2 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



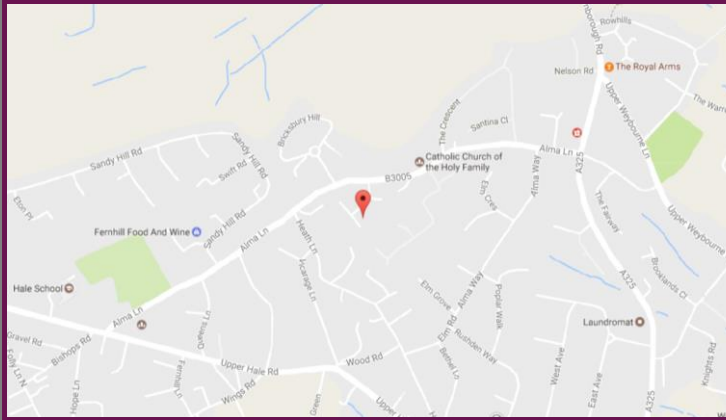
GROUND FLOOR

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 purposes 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.

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Location

Beam Hollow is a quiet cul-de-sac position just off Alma Lane, close to local amenities and schools. Farnham and Aldershot mainline train stations are both a little over 1.5 miles away.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	79		80
	63		64
<p>England, Scotland & Wales</p> <p>EU Directive</p>			



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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