



East Avenue | | Farnham | GU9 0RA

Asking Price £715,000

Freehold

Waterford's W
Residential Sales & Lettings

East Avenue |
Farnham | GU9 0RA
Asking Price £715,000

Offered to the market is this well presented large 4-bedroom detached family home. This home is situated in a tranquil area with far reaching views over Farnham and walking distance to Farnham park.

- Less than 10 Minutes from Farnham High Street
- 2 Large Garage's
- Detached Family Home
- Westerly Facing Rear Garden
- Popular residential location
- Excellent decorative order
- Walking Distance to Farnham Park
- Catchment for popular local schools
- Council Tax Band: E

From the time you first step up to the covered entrance porch you are immediately struck by the attention to detail that the owners have worked so hard to provide. The main Entrance hall provides access to the living room on the right-hand side with windows spanning the full width of the room flooding this area with natural light. Off the entrance hall is a full downstairs shower room providing versatility for a growing family. To the rear of the



Available to view
with Waterfords.



property you will find the kitchen and family room which have been extended and re-fitted in 2018 providing modern appliances and sliding doors from the Family room giving access to the patio and rear garden. To the left-hand side of this home is the integral single garage with access through the kitchen and double doors leading out to the rear garden, the garage to the front being accessed via electrically operated doors

As you head upstairs you will find 4-bedrooms and the recently renovated family shower room with large walk in shower with tiled seat. Bedrooms 1, 2 and 3 are all doubles with built-in wardrobes. The landing also provides access to the Study/Nursery

Outside, the property is approached by a large driveway with parking for 2-3 cars in addition to the integral tandem length garage. To the rear of the property is the addition of a further garage which has been renovated with new electric roller door providing additional security. The rear garden is Westerly facing and features a large patio ideal for alfresco dining along with a lawn area to the side of the garage.

Located less than a 10 minute drive from Farnham High-street offering a comprehensive range of restaurants, bistros and cafes, as well as a wide range of shopping and recreational facilities. There is a main line station located less than a 20 minute walk which provides a service to London Waterloo within the hour. There is an excellent range of private and state schools in the area and many state schools offer transport from Farnham Centre. There is easy access to the A3 via the A31 leading to Guildford, the M25 and the national motorway network. Heathrow and Gatwick are easily accessible from



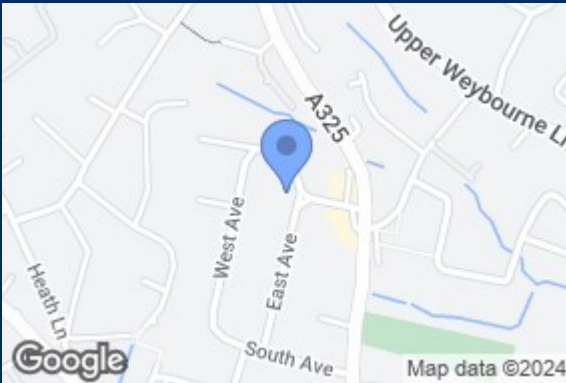
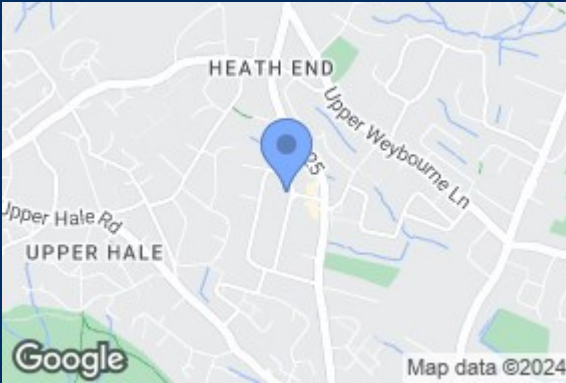
this location. For the more active Farnham provides a variety of Golf Courses all within easy reach, as are wide tracks of countryside and National Trust Lands, providing excellent opportunities of walking, riding and country pursuits and activities.

Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the beauty of the home and surrounding areas.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.

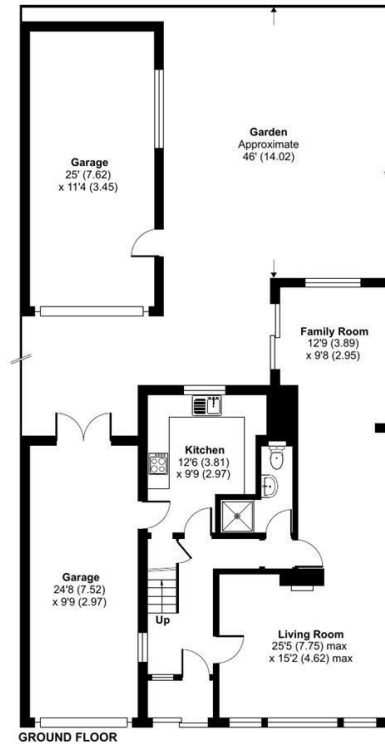




East Avenue, Farnham, GU9

Approximate Area = 1395 sq ft / 129.5 sq m
 Limited Use Area(s) = 24 sq ft / 2.2 sq m
 Garage = 526 sq ft / 48.8 sq m
 Total = 1945 sq ft / 180.5 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Waterfords. REF: 1140553



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		60	76
EU Directive 2002/91/EC			

39 The Hart Centre
 Fleet
 Hampshire
 GU51 3LA
 01252 623333
 fleet@waterfords.co.uk