



**Trueman
Letting
Company**



**77 Arthur Road
Farnham**

£2,000 PCM

An extended and deceptively spacious four bedroom property arranged over three floors conveniently located within walking distance of Farnham Town Centre and Mainline Station. The property has driveway parking and gardens. EPC D, COUNCIL TAX BAND E.



- Hallway with wooden flooring with cloakroom housing washing machine and understairs storage cupboard
- Fabulous Kitchen/Dining room with vaulted ceiling and skylights with integrated appliances inclu
- Large Utility Room with further fridge/freezer, tiled flooring, door to outside rear garden
- Sitting Room with feature fireplace fitted with a wood burning stove, wooden flooring, patio doors t

HALLWAY

With wooden flooring, cloakroom housing washing machine and understairs storage cupboard

KITCHEN/DINING ROOM

Fabulous newly fitted kitchen/dining room with vaulted ceiling and skylights with integrated appliances including Rangemaster Cooker, dishwasher, fridge/freezer, tiled flooring

UTILITY ROOM

Large utility room with further fridge/freezer, tiled flooring, door to outside rear garden

SITTING ROOM

With feature brick fireplace fitted with log burning stove, wooden flooring and patio doors to rear garden

FIRST FLOOR

Two double bedrooms and one large single bedroom with fitted wardrobe cupboard,.

BATHROOM

Family bathroom with shower over the bath

SECOND FLOOR

Landing and storage space

MASTER BEDROOM

Master bedroom with eaves storage and skylights

GARDENS

Rear garden with garden shed with power.

PARKING

Gravelled driveway with parking for several cars

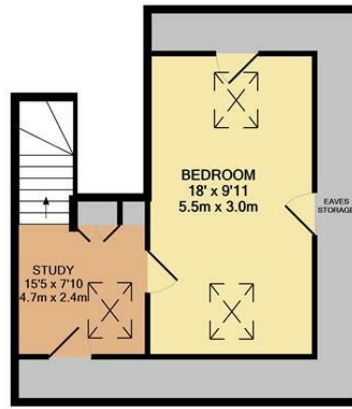


- First floor leads to Two Double Bedrooms and Large Single Bedroom with wardrobe cupboard
- Family bathroom with shower over the bath
- Stairs to second floor with adequate storage on landing, leading to
- Master Bedroom with eaves storage and skylights
- To the front there is a gravelled driveway with parking
- Rear garden with garden shed with electricity EPC D

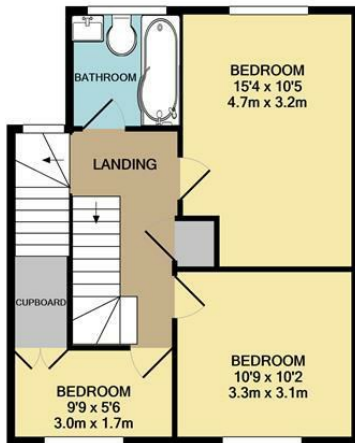




GROUND FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1572 SQ.FT. (146.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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