



**Trueman
Letting
Company**



The Fairfield Surrey

£2,500 PCM

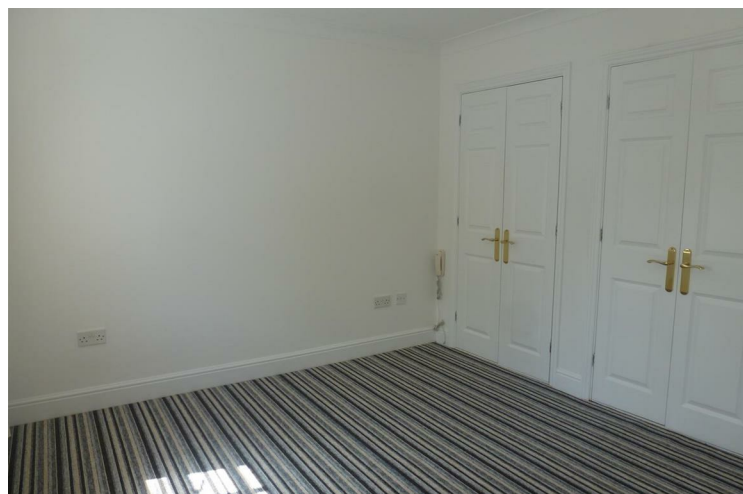
A bright and spacious 4 bedroom, 3 bathroom mews style property in a sought after location only a stones throw from the Mainline Station and close to all local amenities and Farnham Town Centre. The property also has the added benefit of a single garage and driveway parking, Patio garden to rear. EPC D, Council Tax Banding F. NEW WINDOWS HAVE BEEN FITTED WITHIN THE LAST SIX MONTHS.



- NEW WINDOWS INSTALLED RECENTLY
- Entrance porch with locked storage cupboard to side
- Entrance hallway with cloakroom and wooden flooring.
- Kitchen with electric hob, double oven, dishwasher, w/dryer and f/freezer tiled flooring
- Large sitting/dining room with wooden flooring, feature fireplace fitted with gas coal effect fire,



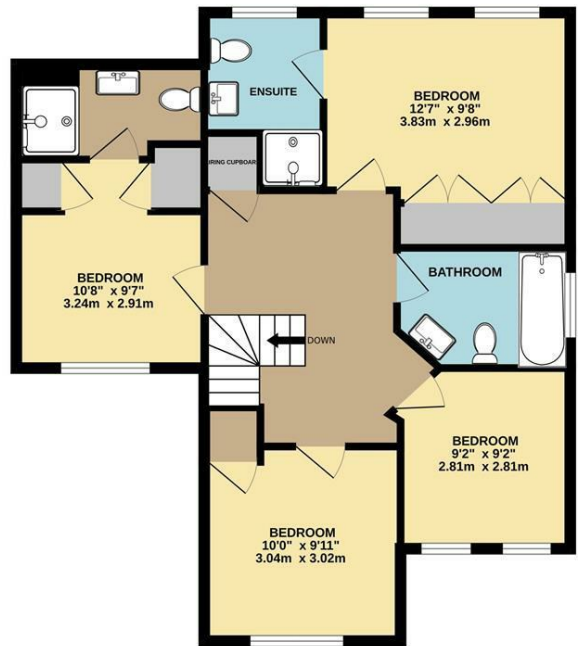
• Turning staircase leading to large landing • Master bedroom with fitted wardrobe cupboards with en-suite shower room • Second bedroom with wardrobe cupboard and en-suite shower room • Bedroom 3 with wardrobe cupboard and Bedroom 4 • Family bathroom with shower attachment over bath, fully tiled. • Front and rear garden (laid to patio) Gated side access. Single Garage and driveway parking.



GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(69-80) C		
(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	
	71	82

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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