



**Trueman
Letting
Company**



12 High Park Road Farnham

£3,500 PCM

A rarely available well presented four bedroom four reception room family home located in the heart of Farnham Town Centre with allocated parking and mature gardens. The property has been the subject of redecoration, new carpets, new kitchen worktops. EPC C, COUNCIL TAX BAND F.



- Entrance Hallway • Large lounge / dining room with wood burning stove • Playroom leading to Study/TV room • Cloakroom • Kitchen/breakfast room with appliances

ENTRANCE HALL

LOUNGE/DINING ROOM

PLAY ROOM

STUDY / TV ROOM

CLOAKROOM

KITCHEN/BREAKFAST ROOM

oven and hob, dishwasher, tumble dryer and washing machine

CONSERVATORY

MASTER BEDROOM

TWO DOUBLE BEDROOMS

ONE LARGE SINGLE BEDROOM

FAMILY BATHROOM

SEPARATE WC

REAR GARDENS

DRIVEWAY PARKING



- Conservatory overlooking the gardens • Master double bedroom with ensuite • Two further double bedrooms & one large single bedroom • Family bathroom with separate shower • Rear gardens with sun terrace





TOTAL APPROX. FLOOR AREA 1606 SQ.FT. (149.2 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+)		
(81-91)		
(69-80)	69	79
(55-68)		
(39-54)		
(21-38)		
(1-20)		
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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