



**fosters**  
sales & lettings



## 2 Parkland Grove

Weybourne Farnham, GU9 9HA

Offers In The Region Of £725,000

This substantial Family Home was originally built in the 1930's but having been skilfully extended on the ground floor and into the roof space, now offers a tasteful mixture of contemporary and open plan styling whilst retaining features of that era which include original picture rails and a working fireplace in the bay fronted Living Room.

The Owners have spared no expense with their efforts to create a super Family Home, its main feature is the 26' x 17' Kitchen/Family Room which is flooded with natural light and has French Doors opening directly onto the recently laid slate Patio. Additionally, there is a lovely front facing Living Room with a working Log Burner and there's also a downstairs Cloakroom along with a large Laundry/Utility Room.

Ascend to the 1st Floor where 3 of the Bedrooms will be found along with a refitted family Bathroom and from the bright sunny landing, a professionally extended loft conversion provides a 2nd Floor Master suite with Bedroom, fitted wardrobes and an ensuite Shower Room. Adjoining this suite, is a further Bedroom, ideal as a nursery or even a study from where to shut yourself away from the rest of the House!

The property has new windows throughout, there's a newly installed Boiler providing gas fired central heating with new radiators but another noteworthy feature has to be the solar panels, which on average, are reducing the electricity bills by up to 60%!

The House sits centrally on a super level plot with an impressive front garden providing lots of driveway parking and with

- 1930's bay fronted and extended Semi Detached Home.
- 5 Bedrooms with an ensuite to Master.
- Stunning Kitchen-Family/Dining Room.
- Level Gardens to front and rear.
- Driveway and off road parking for multiple vehicles.
- Walking distance to well regarded Schools.
- Solar Panels.
- High quality level of finish throughout.
- Council Tax Band E.
- Epc Rating - B ( 85 )

### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.





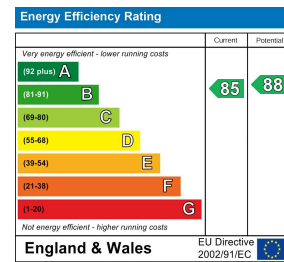
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.