



## 78 The Street , Farnham, GU10 4QR

A character double fronted semi-detached Grade II listed period cottage that boasts many original features including exposed beams and Inglenook fireplace. The property has off street parking, benefits from flexible living space that offers one/two reception rooms or two/three bedrooms. There is a private patio to the rear and a mature garden.

**Price Guide £525,000**

# 78 The Street

, Farnham, GU10 4QR



- Two/three bedroom character cottage
- Inglebrook fireplace
- Mature rear garden with patio
- Good local amenities
- Vaulted ceiling kitchen
- Bedroom three/dining room
- Off road parking
- Exposed beams
- Family bathroom
- Close to Weydon Secondary School



[Directions](#)

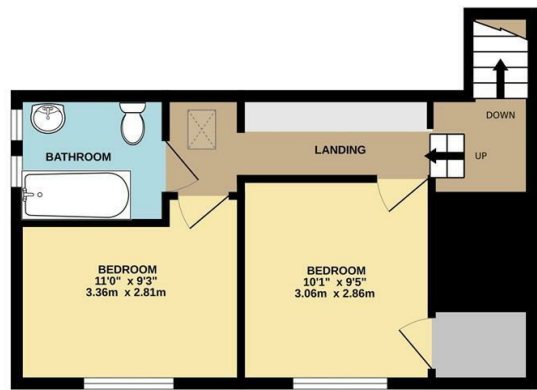


# Floor Plan

GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	