



21 Coxbridge Meadow , Farnham, GU9 7AT

A 3 bedroom mid terrace house situated on a cul de sac on the outskirts of Farnham town within a level walk to the centre. The house has 2 reception rooms, a conservatory, parking and a good garden.

Price Guide £325,000

21 Coxbridge Meadow

, Farnham, GU9 7AT



- Hallway
- Kitchen
- Bathroom
- No onward chain
- Sitting room
- Conservatory
- Garden
- Dining room
- 3 bedrooms
- Parking

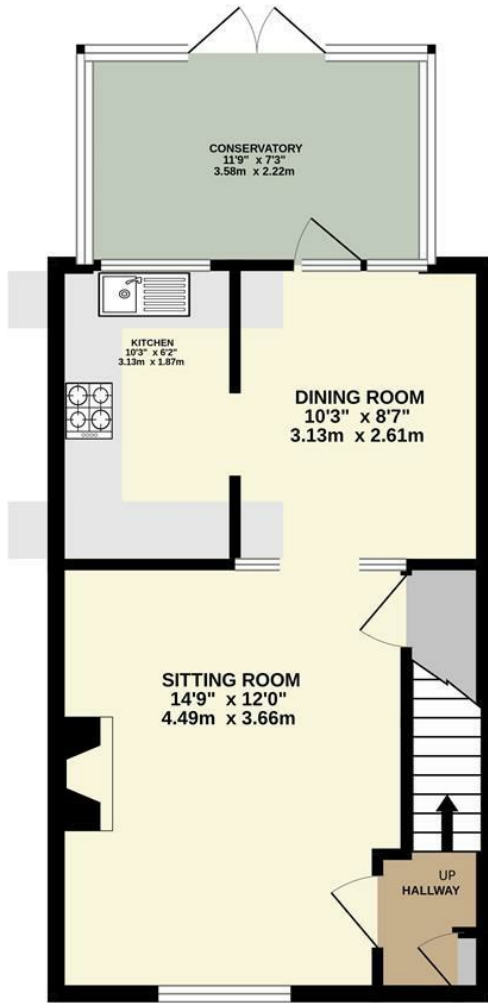


[Directions](#)

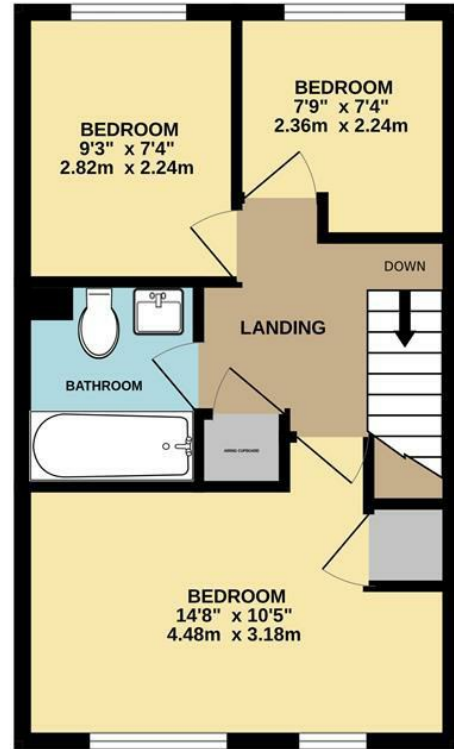


Floor Plan

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	89	England & Wales	EU Directive 2002/91/EC	72