



21 Newmans Court , Farnham, GU9 0SJ

A 4 bedroom detached family house situated on an established no through road within walking distance of Farnham Park. The house offers well planned accommodation with 2/3 reception rooms, a kitchen/breakfast room and a utility room. On the first floor 3 double and a single bedroom, en suite shower room and family bathroom. Outside to the front there is driveway parking, a double garage and to the rear an enclosed south facing rear garden with lawn and good sized patio.

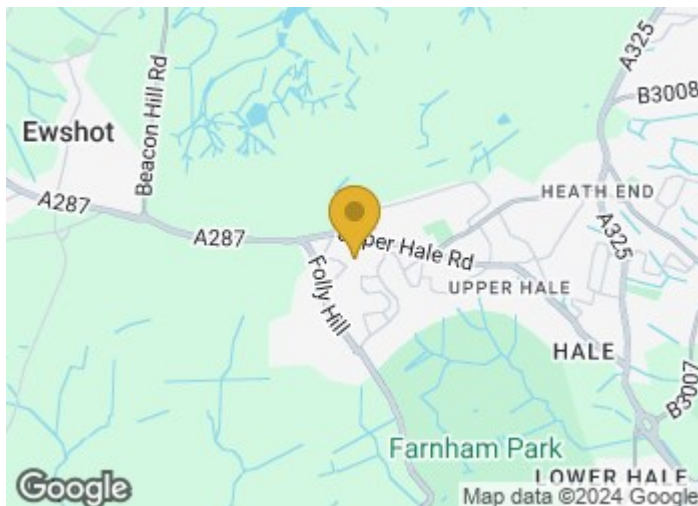
Price Guide £765,000

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- Entrance hall and cloakroom
- Kitchen/breakfast room
- 3 further bedrooms
- South facing rear garden
- Sitting room with doors to the rear garden
- Utility room
- Family bathroom
- Family room and study
- Bedroom 1 with en suite shower room
- Double garage with driveway parking

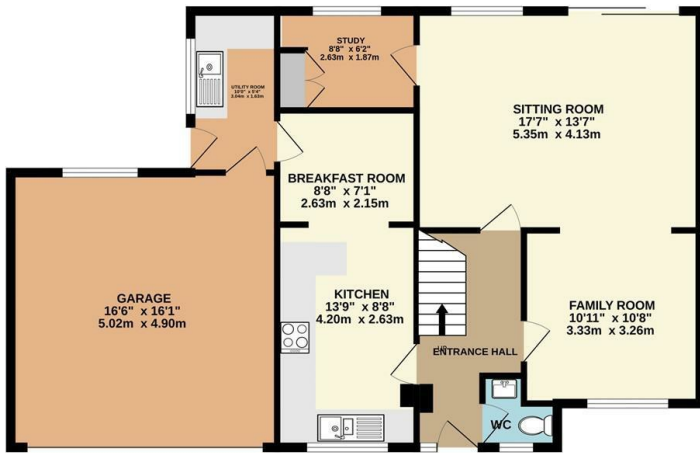


[Directions](#)

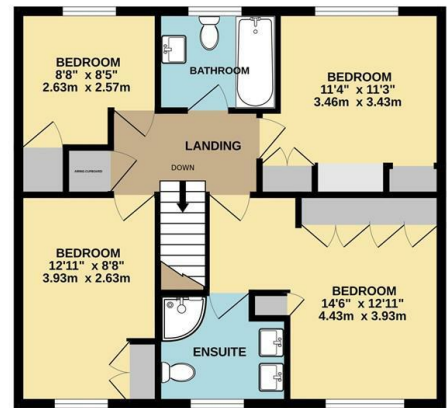


Floor Plan

GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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	
Current	Potential	Current	Potential
70	84		

Energy Efficiency Rating scale (G to A+):

- A+: (92 plus)
- A: (81-91)
- B: (69-80)
- C: (55-68)
- D: (39-54)
- E: (21-38)
- F: (11-20)
- G: (1-10)

Environmental Impact (CO₂) Rating scale (A to G):

- A: (81-91)
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- C: (55-68)
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EU Directive 2002/91/EC