



## 2 Timber Close

The Hart, Farnham, GU9 7HE

A charming 3 bedroom 2 bathroom character end of terrace cottage situated in the heart of Farnham town with driveway parking and a courtyard garden.

**Price Guide £800,000**

## 2 Timber Close

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- Prime town centre location
- Dining room
- 3 bedrooms
- Close to all the towns amenities
- Driveway parking for 2/3 cars
- Study area and cloakroom
- Ensuite shower room and family bathroom with separate shower
- Sitting room
- Kitchen/breakfast room
- Courtyard garden



### Directions

From our office in Castle Street by foot turn left into Long Garden Walk. Pass through the top of Lion and Lamb passing Waitrose on your right hand side. At the end of the road the cottage will be found on your left hand side.



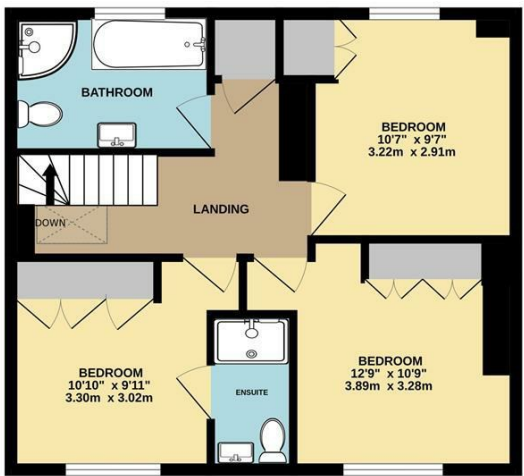


Floor Plan

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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