



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

The Hart, Farnham, GU9 7HE



- 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

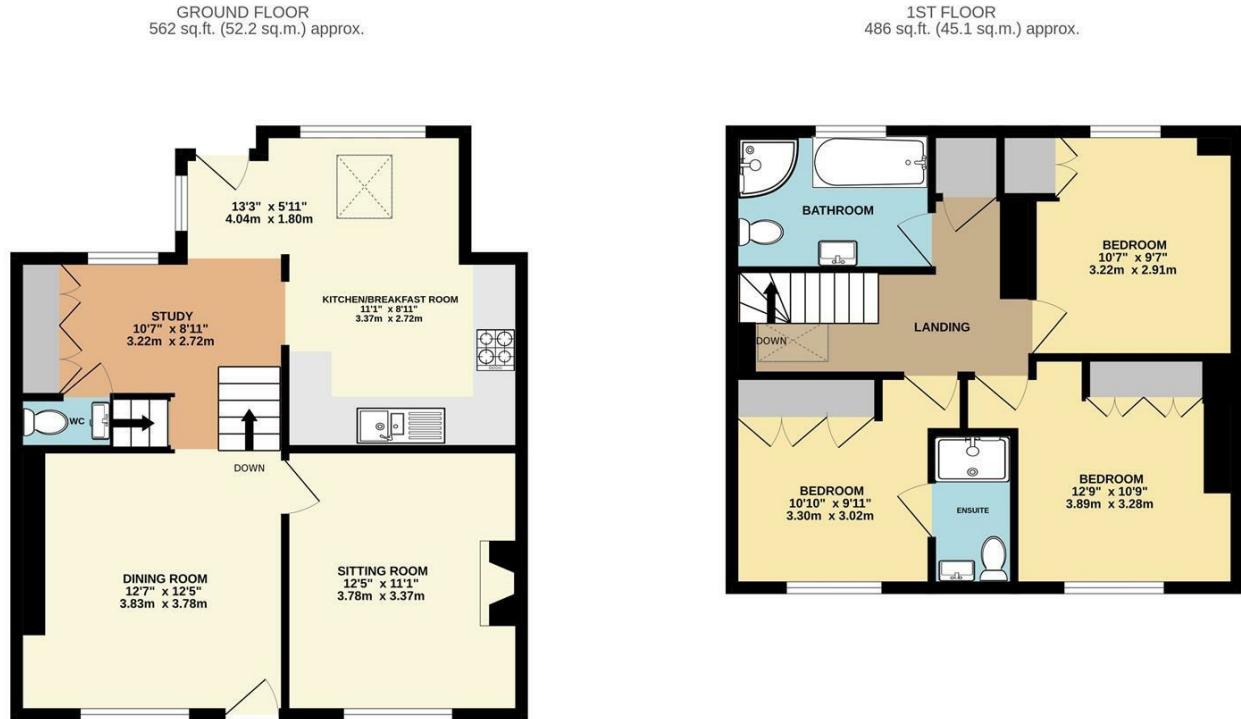


Directions

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



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 other internal features are approximate. 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.
 Made with Metropix ©2025

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	