



8 Beacon Close, Farnham

GU10 4PA

Guide Price **£550,000**

ANDREW LODGE

estate agents



8 Beacon Close

Farnham

A wonderful three bedroom family home with an exceptional garden

- Well presented three bedroom semi-detached home
- Well proportioned bedrooms
- Modern family shower room
- Bright front aspect living room
- Open plan kitchen and dining area overlooking the garden
- Conservatory providing additional reception space
- Popular residential location, ideal for families
- Within easy walking distance of highly regarded local schools
- Impressive rear garden with multiple seating and dining areas
- Generous lawn and useful double garage for storage



Situated in a popular residential location and within easy walking distance of highly regarded local schools, this well presented three bedroom semi-detached home offers generous living accommodation, a superb rear garden and an ideal setting for family life.

8 Beacon Close

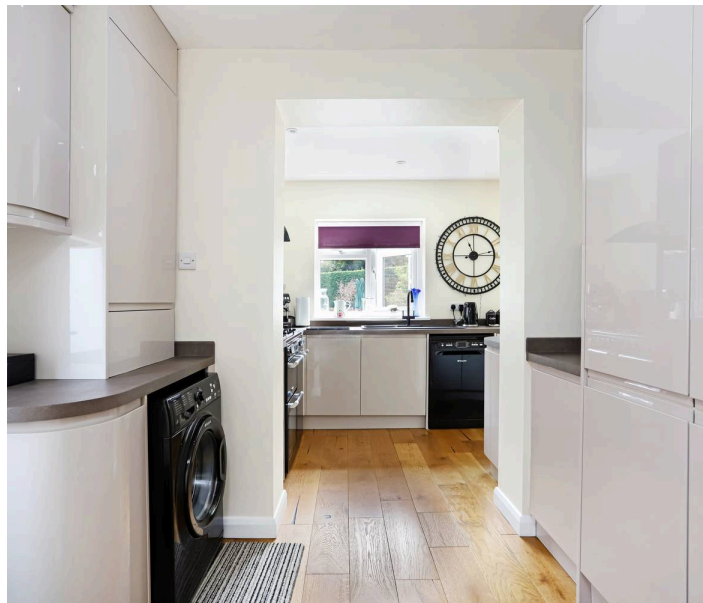
Farnham

The ground floor welcomes you via an entrance hallway, leading through to a bright front aspect living room, providing a comfortable space to relax. To the rear of the property, the kitchen enjoys pleasant views over the garden and flows seamlessly into the dining area, creating an excellent space for everyday family living and entertaining. Beyond the dining area, the rear aspect conservatory provides a further reception space, perfect for enjoying the garden throughout the seasons.

Upstairs, the property offers three well proportioned bedrooms, all providing comfortable accommodation, together with a modern family shower room.

A particular highlight of this home is the impressive rear garden. Beautifully arranged with a variety of seating and dining areas, it offers the perfect setting for outdoor entertaining, family gatherings or simply relaxing in the sunshine. A generous lawn provides ample space for children to play, while a double garage and shed offers excellent storage for gardening equipment, bicycles and outdoor essentials.

Combining spacious accommodation, a fantastic garden and a convenient location close to local schools and amenities, 8 Beacon Close represents an excellent opportunity for families seeking a home in this desirable part of Farnham.





8 Beacon Close

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General: Services - All mains services. Gas central heating to radiators / Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax Band E with a charge for the year ending 31.03.27 of £3,181.33 / Tenure - Freehold / EPC rating - C / Mobile phone signal - available / Broadband - superfast (via Ofcom)

Situation: The property is situated within this prime location to the south of Farnham convenient to local schools and amenities. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling.

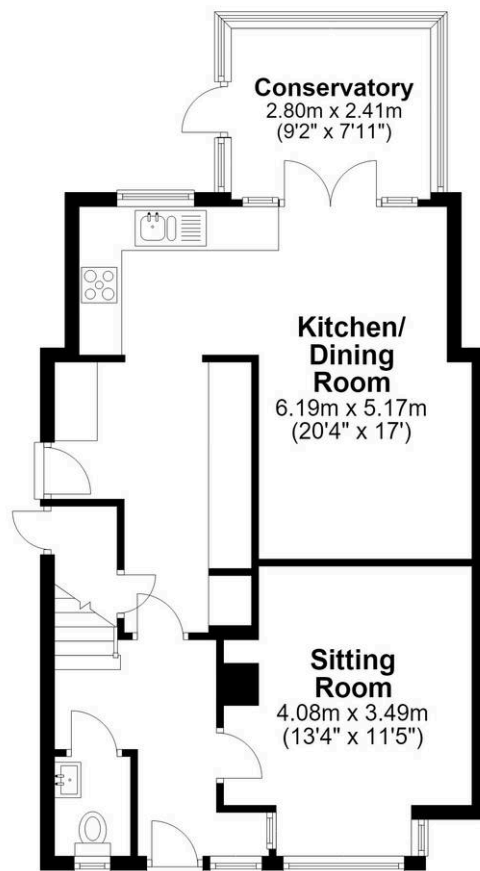
Schools: There are excellent schools nearby including St Peter's Primary school, South Farnham School, Weydon Secondary School, Frensham Heights, More House and Edgeborough.



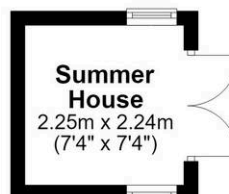
Beacon Close, Farnham, GU10 4PA

Ground Floor

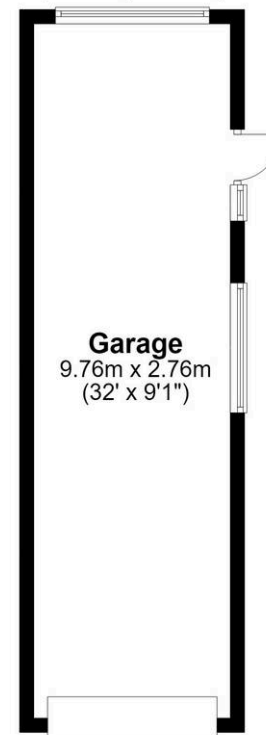
Approx. 58.5 sq. metres (629.2 sq. feet)



(Not in position)

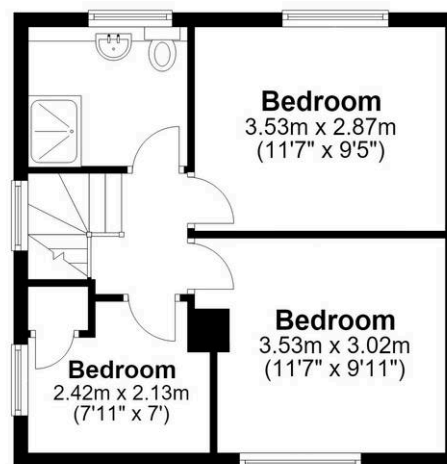


(Not in position)



First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



House area: approx. 93.6 sq. metres (1007.5 sq. feet)

Garage & Outbuilding area: approx. 32.0 sq. metres (344.5 sq. feet)

Total area: approx. 125.6 sq. metres (1352.0 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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Directions: Leave Farnham via the A287, Firgrove Hill. At the traffic lights turn right into The Ridgway and on into Shortheath Road. Continue on passing over 2 mini-roundabouts, and at the next staggered crossroads turn left into Sandrock Hill Road. At the bottom of the hill turn right into Beacon Close where number 8 is situated on the left hand side.