



43 Copse Avenue, Farnham

Farnham

Guide Price £629,950

ANDREW LODGE

estate agents



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Farnham

A well-presented three-bedroom detached bungalow in a quiet and sought-after residential location, conveniently positioned close to local amenities and transport links

- 3 bedrooms
- Sitting/dining room
- Well-fitted kitchen
- Conservatory
- Shower room
- Separate cloakroom
- Garage
- Driveway parking for two cars
- Landscaped secluded rear garden

Situated within a quiet and established residential area, this well-presented three-bedroom detached bungalow offers comfortable and versatile accommodation, complemented by a beautifully landscaped and secluded rear garden.

The property benefits from a welcoming sitting/dining room, a well-fitted kitchen, and a delightful conservatory overlooking the attractive rear garden, providing an ideal space for relaxation and entertaining. There are three good-sized bedrooms, a modern shower room, and the added convenience of a separate cloakroom.



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Externally, the property enjoys a garage and driveway parking for two vehicles. The beautifully maintained rear garden has been thoughtfully landscaped to create a private and tranquil outdoor retreat, ideal for enjoying the warmer months. Conveniently located close to a range of local amenities, shops, services, and transport links, this attractive bungalow combines peaceful surroundings with everyday practicality.

General: Services – All mains services. Gas central heating. Local Authority – Waverley B. C., The Burys, Godalming GU7 1HR Council Tax – Band E with an annual charge for the year ending 31.03.27 of £3,181.33. Miscellaneous – Double glazing. EPC Rating – D Mobile phone signal available. Ultrafast broadband (via Ofcom).

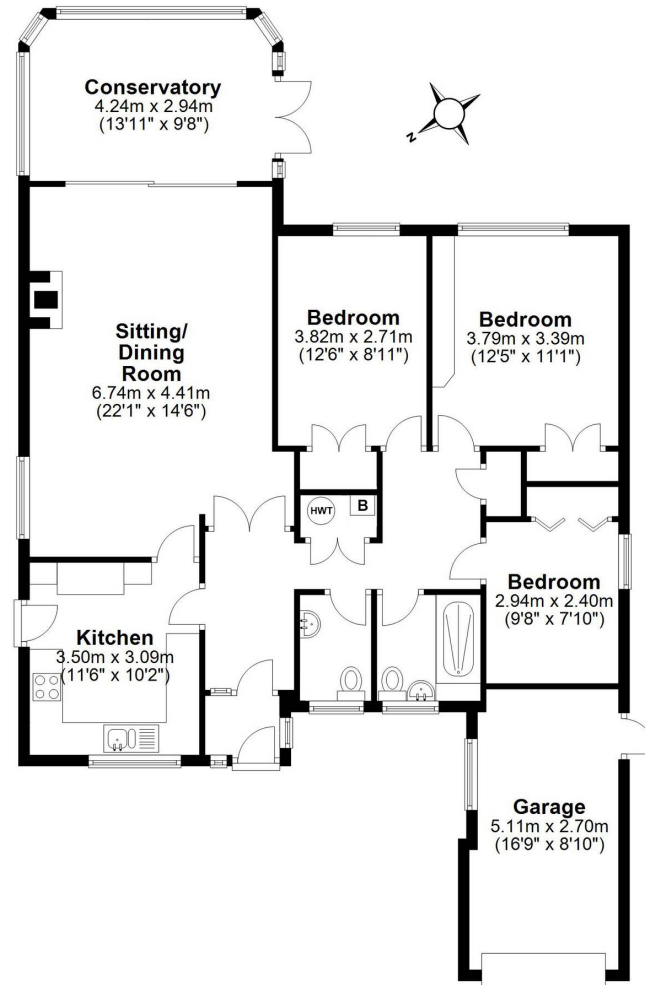
Situated in a most convenient location close to local shops, schools, bus routes, Rowhills Nature Reserve and Caesar's Camp. Farnham and Aldershot town centres both offer comprehensive shopping facilities together with both cultural and leisure pursuits. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of independent restaurants plus Bill's, Cote Brasserie, Pizza Express and Zizzi. 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. There is a good choice of both state and private schools, including the highly regarded All Hallows Catholic School and Sixth Form College, Badshot Lea Infant School, Heath End Secondary School and William Cobbett Primary School.



Copse Avenue, Farnham, GU9 9EA

Ground Floor

Approx. 125.0 sq. metres (1345.5 sq. feet)



House area: approx. 111.3 sq. metres (1198.0 sq. feet)

Garage area: approx. 13.7 sq. metres (147.5 sq. feet)

Total area: approx. 125.0 sq. metres (1345.5 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