

Bourne

ESTATE AGENTS



4 Edward Road, Farnham, Surrey, GU9 8NP

£1,850 per month

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This three bedroom semi detached home is located in a prime location in Farnham, within easy reach of several highly regarded schools such as Highfield South Farnham and Weydon. Approximately one mile to Farnham Train Station and Town Centre.

Leading into the property through the entryway to the front of the property is one of two reception rooms. To the rear of the property is another reception room leading to the downstairs bathroom. Completing the ground floor is the kitchen with island leading to the garden.

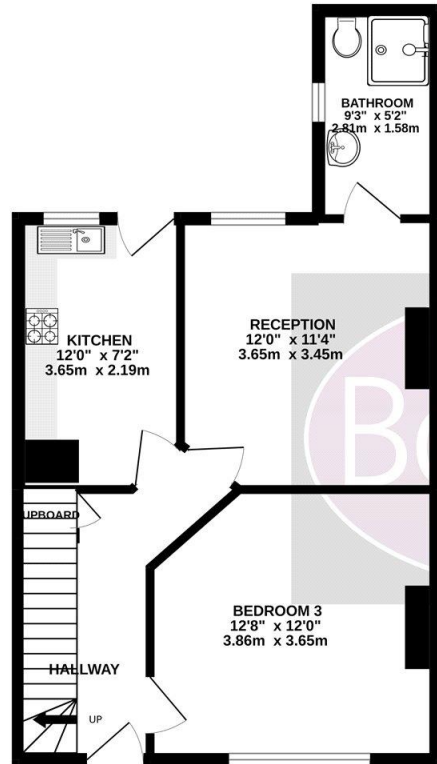
To the first floor are three bedrooms, light and spacious throughout, and family bathroom.

- Three Bedrooms
- Semi Detached
- Two Reception Rooms
- Two Bathrooms
- Private Garden
- Prime Location
- Initial Term 12 Months
- EPC Rating D
- Council Tax Band D

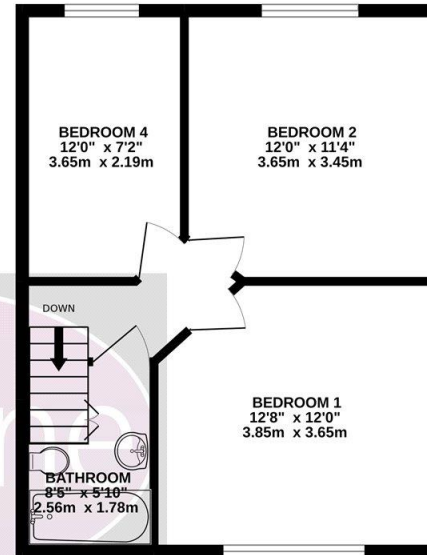


Floorplan

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



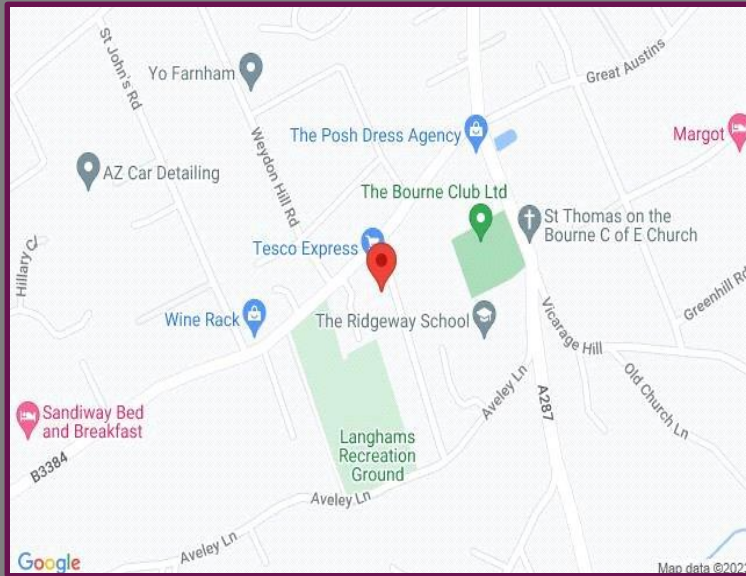
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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