



## Three Bedroom Detached House

**Maple Place, Farnham, Surrey, GU9 9TG**

Price: £600,000

- Three Double Bedrooms
- Detached House
- Garage/Parking
- Cul-de-Sac
- Private Rear Garden
- Immaculate Condition
- Constructed in 2017
- EPC : B (84)



## Description

Available to the market is this exceptional three double bedroom detached family home, constructed in 2017 by Bourne Homes and situated within walking distance to popular schools. As you enter this beautifully presented property you are greeted by a welcoming hallway which provides access to a downstairs cloakroom, a spacious living room with dual aspect allowing for plenty of natural light and double doors leading to outside decking. The kitchen/diner makes for an ideal place to entertain, also featuring an extensive range of cupboards and drawers under, matching eye level units, and integrated appliances. The first floor comprises three double bedrooms with the principal bedroom having the added luxury of its own en suite. A three piece family bathroom makes up the rest of the first floor.

## Outside

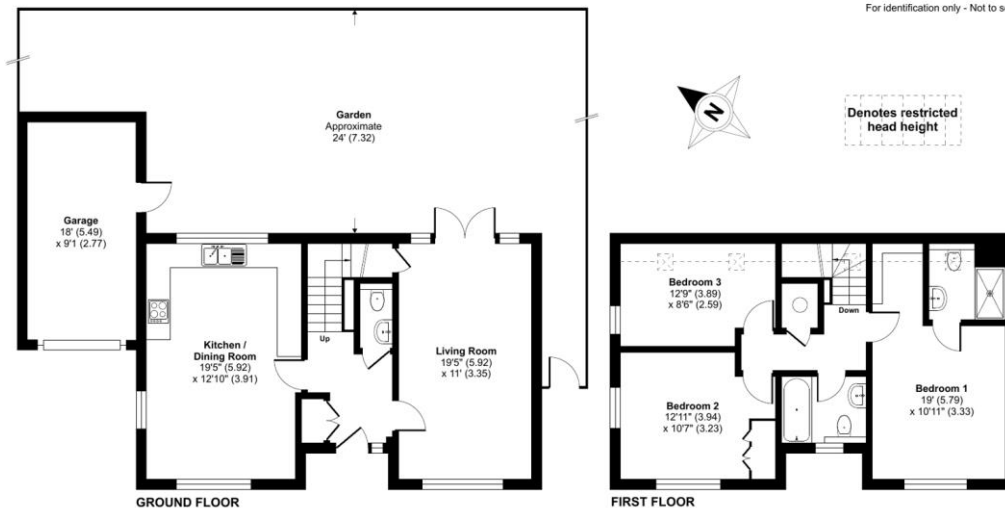
Externally is just as impressive with a driveway for multiple vehicles that leads up to a garage with power and room for storage. The garden offers a good degree of seclusion, a pleasant outlook over green space, features laid to lawn area and elevated decking which is perfect for entertaining guests.

## Floorplan

### Maple Place, Farnham, Surrey, GU9

Approximate Area = 1144 sq ft / 106.2 sq m  
Limited Use Area(s) = 48 sq ft / 4.4 sq m  
Garage = 162 sq ft / 15 sq m  
Total = 1354 sq ft / 125.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ivkhwcom 2024. Produced for Bridges Estate Agents. REF: 1176251



To arrange a viewing please contact:

Tel: 01252 361550

Email: [info@bridges.co.uk](mailto:info@bridges.co.uk)

Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.