



## Three Bedroom Detached House

**The Old Orchard, Farnham, Surrey, GU9 8UR**

Price: £530,000

- Three Bedroom Detached House
- Kitchen/Breakfast Room
- Spacious Living Room
- En Suite to the Main Bedroom
- Spacious Garage with An Electric Door
- Landscaped Rear Garden
- Close to Sought After Schools
- EPC: C (71)



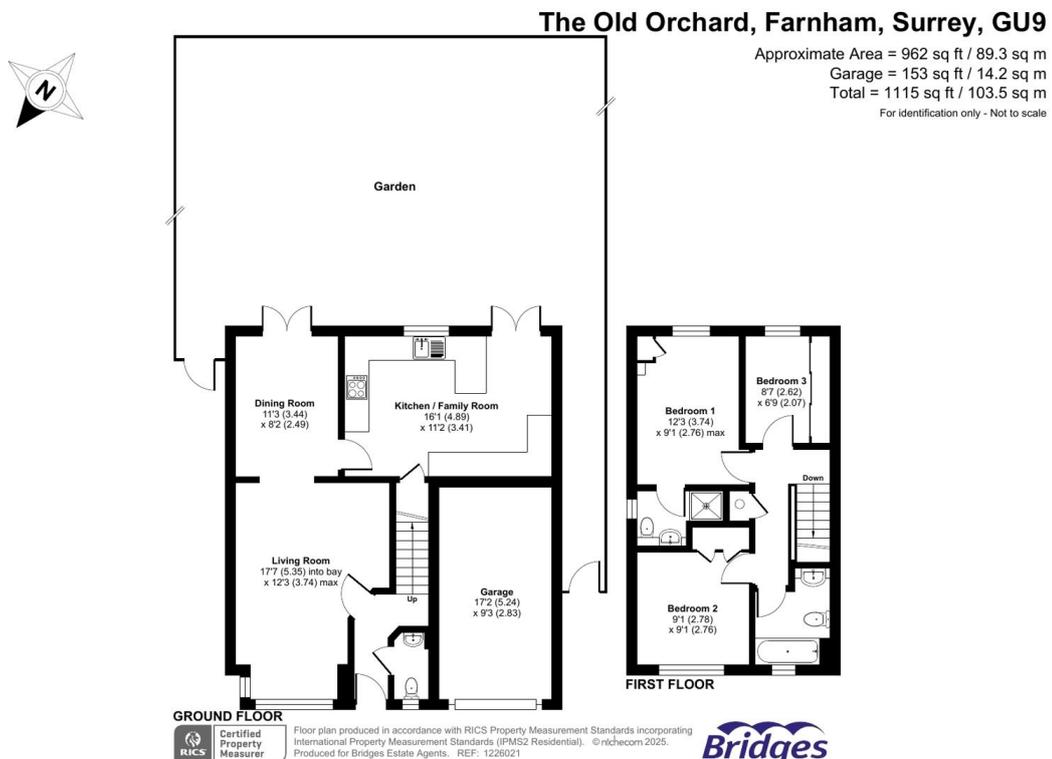
## Description

A wonderful opportunity to purchase this spacious three bedroom detached family home situated in a peaceful cul-de-sac within walking distance to sought after local schools. Once through the front door you are greeted by a welcoming hallway which provides access to a generous bay fronted lounge which, in turn, leads through to the dining room. There is a well presented kitchen/breakfast room to the rear with integrated appliances and views of the rear garden. Upstairs comprises three well proportioned bedrooms with the principal bedroom having the added luxury of its own en suite shower room, with two further bedrooms featuring fitted wardrobes. Additionally, there is a beautifully presented family bathroom suite. It is important to note that planning permission has been granted for a first floor extension - WA/2023/02350.

## Outside

Externally, the garden to the rear has been landscaped to provide ample entertaining space and a levelled lawn area. Whilst to the front there is driveway parking, access to the garage, and side access to the rear garden from both sides.

## Floorplan



**TO ARRANGE A VIEWING PLEASE CONTACT:**  
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