



## Four Bedroom Detached House East Avenue, Farnham, Surrey, GU9 0RA

Price: £825,000

- Four Double Bedrooms
- Detached Home
- No Onward Chain
- Kitchen/Dining Room
- En Suite
- Well Sized Garden
- Sought After Location
- EPC : D (66)





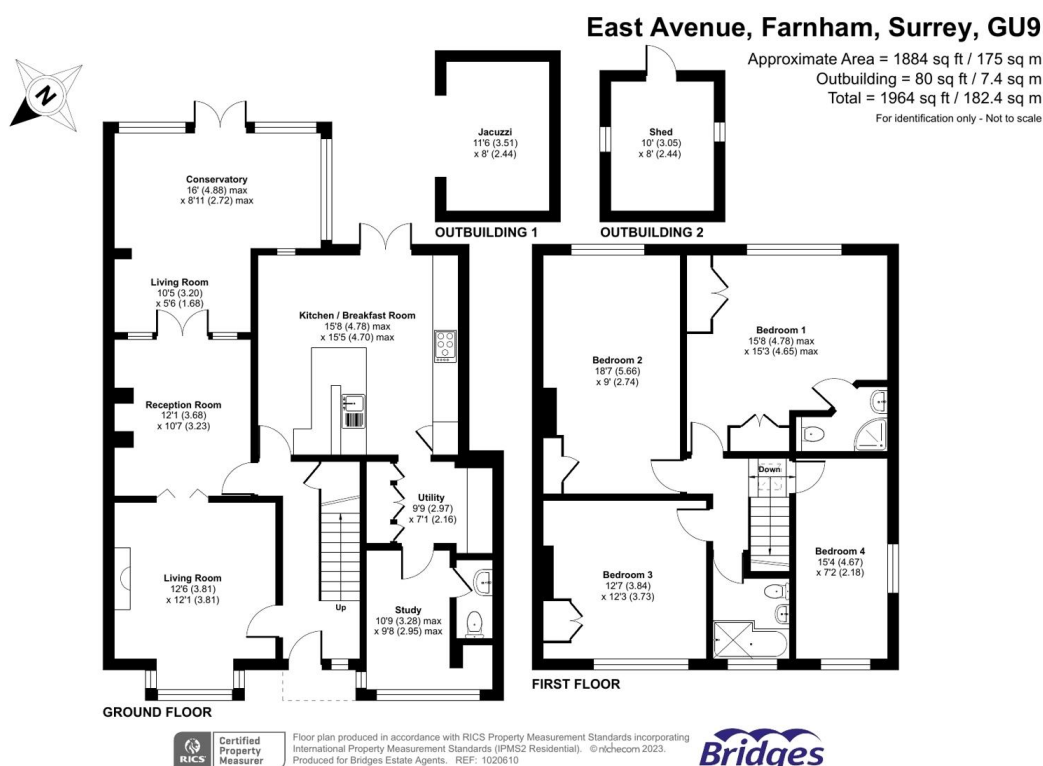
## Description

Available to the market with no onward chain is this outstanding four bedroom detached character home situated within walking distance to popular schools. This property has been extended over the years and now offers spacious, versatile and contemporary living throughout. The ground floor comprises a welcoming entrance hallway, a bay fronted sitting room which in turn leads to a dining room currently used as a bar room and a conservatory to the rear. Additionally, there is a study, cloakroom with modern fitted units, utility room and a beautifully presented kitchen/diner with fitted units and French doors leading to the garden. To the first floor you benefit from four double bedrooms, with the principal bedroom featuring built in wardrobes and the added luxury of an en suite shower room, there is also a family bathroom suite.

## Outside

The property externally, is just as impressive with a beautifully presented garden which is mainly laid to lawn, enclosed by panel fencing and with flowerbeds at the borders containing mature plants and shrubs that provide a high degree of seclusion. To the very rear of the garden there is a patio area ideal for taking advantage of the evening sun. To the immediate rear of the house is a decking area with lighting, with steps that lead down to a patio area, both of which are ideal for entertaining and alfresco dining. There is a covered area which currently houses a hot tub. To the front there is a block paved driveway that provides ample off road parking. There is pedestrian access to the side of the house via a gate that leads to the rear garden.

## Floorplan



**TO ARRANGE A VIEWING PLEASE CONTACT:**  
Tel: **01252 361550** or Email: **info@bridges.co.uk**



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