



## Four Bedroom Semi-Detached House

### Nettlecombe Close, Farnham, Surrey, GU9 0AQ

Price: £700,000

- Four Bedrooms
- Four Bathrooms
- Excellent Condition
- Private Cul-de-Sac
- Driveway/Garage
- Spacious Landscaped Garden
- Walking Distance to Farnham Deer Park
- EPC: B (84)





## Description

A beautifully presented four bedroom family home, built to a high specification throughout, situated in a peaceful cul-de-sac close to highly regarded schools and Farnham Park. The ground floor comprises a welcoming hallway providing access to a fully integrated modern kitchen/breakfast room, with an induction hob and a bay front window allowing for plenty of natural light. The captivating 25'5 lounge/dining room is the hub of the home, featuring a dual aspect and French doors to the rear making this an ideal place to entertain guests. Additionally, there is a downstairs cloakroom, understairs storage, and boot cupboard. The first floor boasts three bedrooms, two of which are generously sized doubles, the principal bedroom benefiting from built-in wardrobes and a luxurious en suite bathroom, along with a family bathroom. There is also the added benefit of a generously sized guest suite on the second floor comprising a dressing area, built-in wardrobes, an en suite bathroom, and a spacious storage cupboard.

## Outside

Externally is just as impressive with a driveway and garage to the front. The southeasterly facing rear garden is of good size, fully landscaped by the current owners and is well stocked with perennial flowers, shrubs, specimen trees, spring bulbs, blossom trees and an array of colour through all seasons.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

## Floorplan



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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