



## Two Bedroom Terraced House

**Sandy Hill Road, Farnham, Surrey, GU9 0EA**

**Price: £300,000**

- Two Double Bedrooms
- Backing Onto Caesars Camp
- Open Plan Living and Dining
- Enclosed Rear Garden
- Small Brick Outbuilding
- Close to Local Amenities
- Estimated Rental Price: £1,350 pcm
- EPC: TBC



## Description

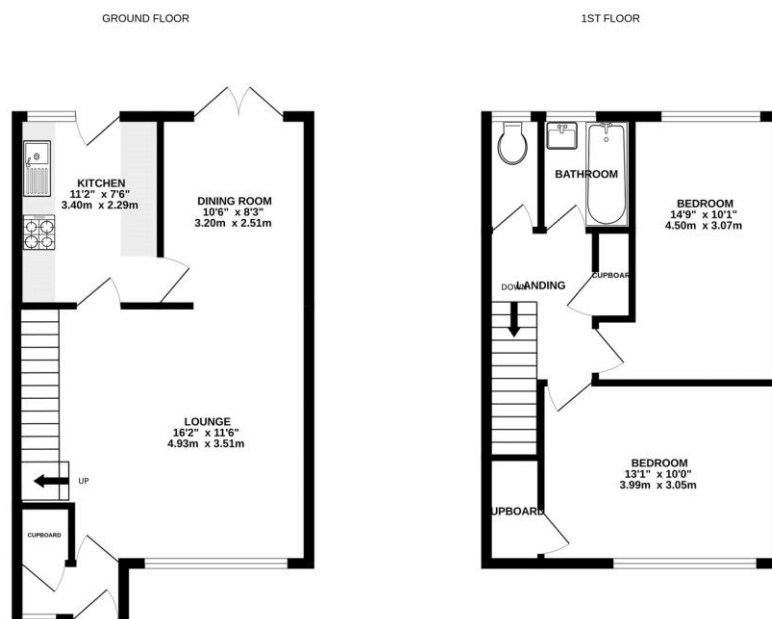
Positioned within a popular development and backing onto the scenic Caesar's Camp, this beautifully presented two-bedroom home is ideal for first-time buyers, downsizers, or investors alike. The ground floor offers a well-appointed separate kitchen and a spacious open plan living/dining area, complete with patio doors leading out to the rear garden which is perfect for entertaining family and friends. Upstairs, you'll find two generous double bedrooms and a contemporary family bathroom. The property is also conveniently situated within walking distance of Farnham Park and a nearby Tesco Express. Families will appreciate the range of local schools for all ages, while commuters benefit from excellent transport links, including Farnham train station, providing direct services to London Waterloo in under an hour.

## Outside

To the rear, you are greeted by a low-maintenance garden, featuring a patio area and artificial lawn, along with a useful brick-built outbuilding for storage.

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 herein, measurements of floors, 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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TO ARRANGE A VIEWING PLEASE CONTACT:  
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