



## Two Bedroom End of Terrace House

**Upper Hale Road, Farnham, GU9 0PB**

**Price: £420,000**

- Two Double Bedrooms
- Kitchen/Diner
- Utility Room
- Sitting Room with Wood Burner
- Refitted Bathroom
- Garage and Parking
- Enclosed Rear Garden
- EPC : D (63)





## Description

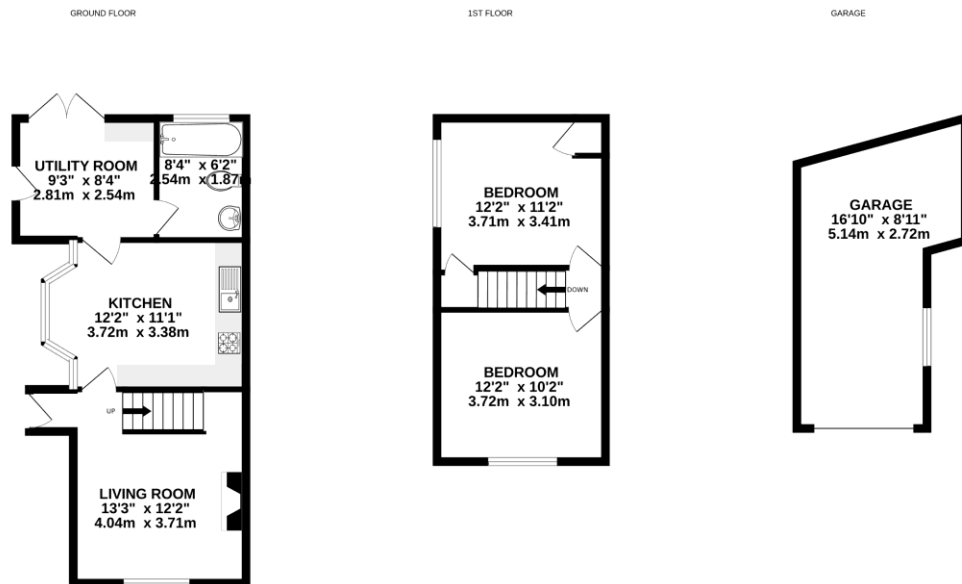
An attractive two bedroom cottage that enjoys the rare advantage of off street parking and a garage and is positioned in the sought-after area of Upper Hale, directly opposite Hale Green and within 400 yards of Farnham Park. The property is well maintained throughout, with the ground floor offering a characterful front reception room featuring a recently installed wood-burning stove. The modernised kitchen provides ample space for a dining table, while a sizeable utility room offers access to both the garden and leads through to the beautifully presented bathroom. Upstairs, there are two well-proportioned double bedrooms, one benefiting from bespoke fitted storage.

## Outside

There are small enclosed front and side garden areas providing separation from the road and footpath, with rights of access across the neighbour's driveway entrance to the parking for this property. There is enough parking for multiple vehicles on the driveway, ahead of the garage. The future purchaser may look to convert this fully to a home office or gym.

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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