



Upper Hale Road | | Farnham | GU9 0JG

Asking Price £300,000 Freehold

Waterford's *W*
Residential Sales & Lettings

Upper Hale Road |
Farnham | GU9 0JG
Asking Price £300,000

A spacious three-bedroom family home, conveniently situated in Farnham and offering spacious accommodation including two reception rooms, a fitted kitchen and family bathroom. The property further benefits from a generous approximately 120ft rear garden with outhouse, garage and a substantial four-car driveway, with excellent access to local amenities, reputable schools, Farnham Station, the A31 and M3.

- Excellent redevelopment and investment opportunity
- Kitchen with garden access
- Family bathroom with bath and shower
- Three-bedroom family home
- Convenient location close to Farnham town centre and amenities
- Spacious lounge and separate dining area
- Three well-proportioned bedrooms
- Approx. 120ft rear garden
- Garage and substantial four-car driveway
- Excellent transport links including Farnham Station, A31 and M3

An excellent refurbishment opportunity.

Situated in a convenient and well-connected location within Upper Hale, this attractive three-bedroom family home offers well-proportioned accommodation arranged over two floors, together





with a particularly generous 120ft rear garden, garage and ample off-road parking.

The property is ideally positioned for access to a wide range of everyday amenities, highly regarded schools, local shops, cafés and restaurants, while Farnham town centre and railway station are also within easy reach. Excellent road connections are available via the A31, providing access towards Guildford and Winchester, with the M3 also readily accessible for those travelling further afield.

Upon entering, the hallway which provides access to the principal ground-floor accommodation and stairs rising to the first floor. The spacious lounge which is positioned towards the front of the property and provides a comfortable reception space, while the separate dining room offers an ideal area for family meals and entertaining. To the rear is the fitted kitchen, with a practical arrangement of wall and base units and access towards the garden.

The first floor provides a well-designed sleeping arrangement, comprising three bedrooms. The principal bedroom is a generous double room, complemented by a further double bedroom and a third bedroom which would make an ideal child's room, nursery or home office. The accommodation is completed by a family bathroom, fitted with a three-piece suite including a bath with shower over, wash hand basin and WC.

Externally, the property is particularly well served. The approximately 120ft rear garden provides an excellent amount of outdoor space for families, entertaining and gardening, and also benefits from an outhouse offering useful additional storage or potential workspace. To the front is a garden area,



while a substantial four-car driveway provides excellent off-road parking and leads to the property's garage.

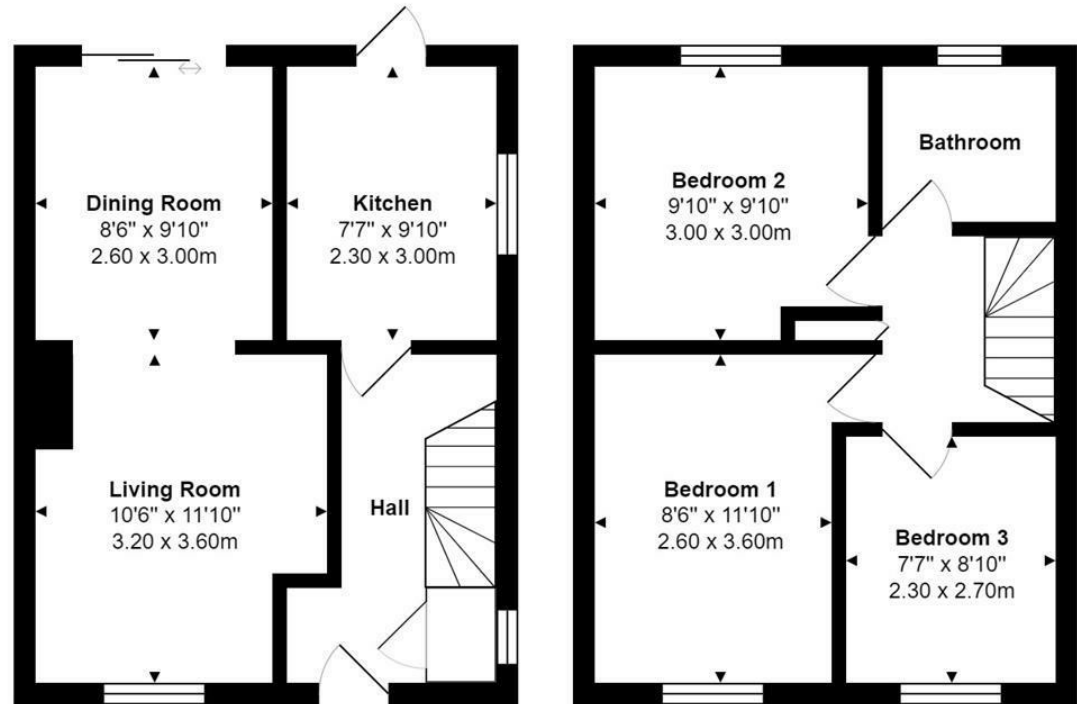
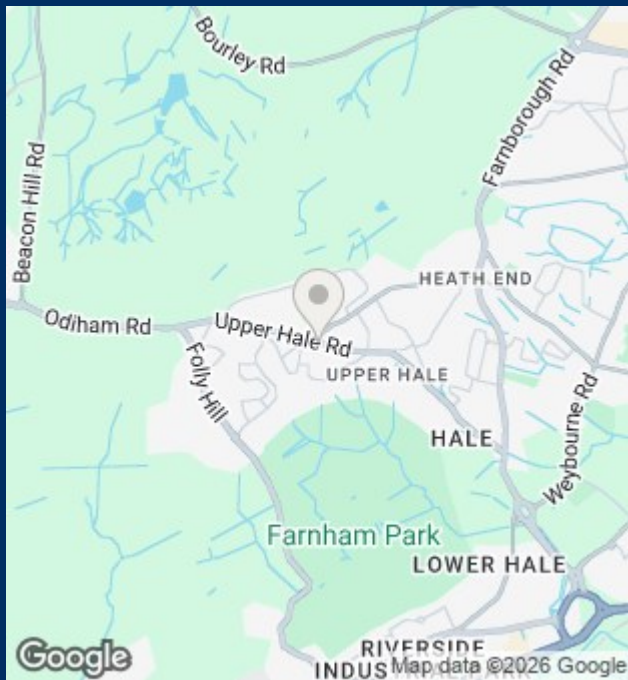
With its generous garden, excellent parking provision, three bedrooms and convenient Farnham location, this is a home that offers considerable appeal to first-time buyers, young families and those looking to move into the area.

****Disclaimer:**** This property has a history of subsidence. Please contact the Waterfords office for further information and details regarding the property's history.

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Total Area: 736 ft² ... 68.4 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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