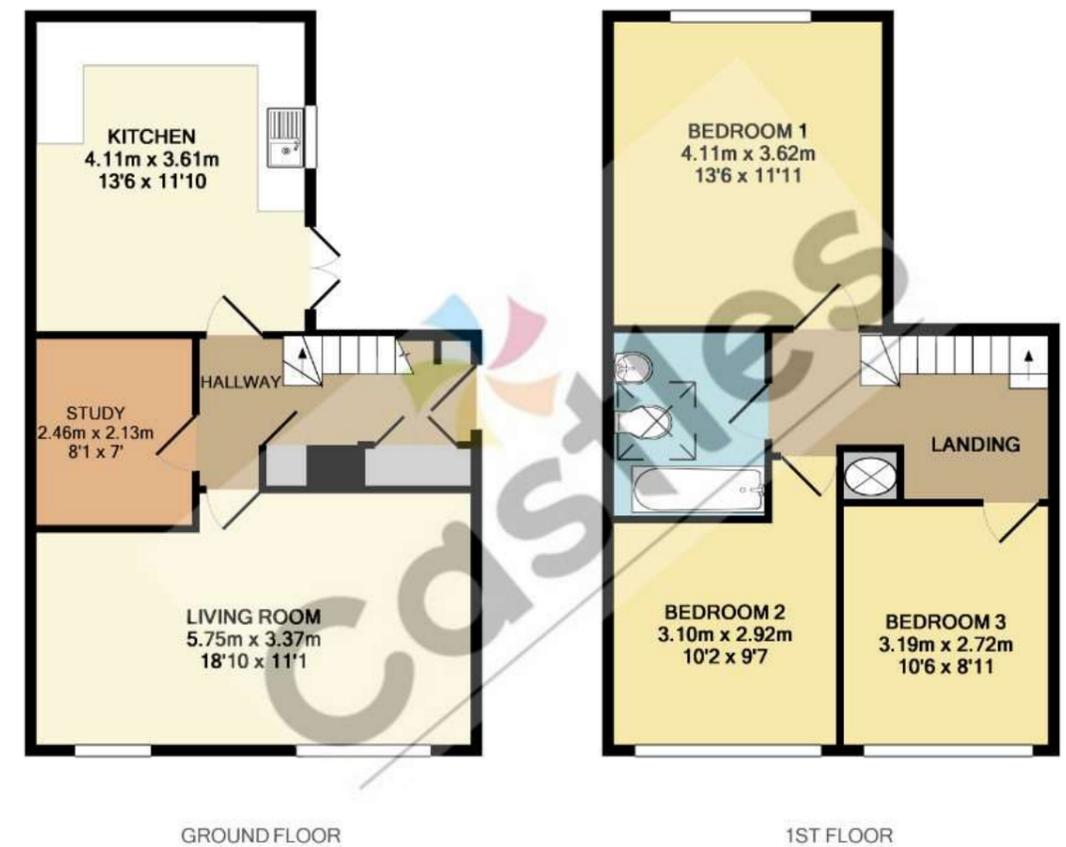




Key Features:

- THREE DOUBLE BEDROOMS
- 18' LIVING ROOM
- GOOD SIZED KITCHEN
- STUDY
- ENCLOSED GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- POTENTIAL OFF ROAD PARKING
- FARNHAM TOWN CENTRE 1.4 MILES
- SHORT WALK TO WEYDON ACADEMY
- COUNCIL TAX BAND C
- NO CHAIN

Floorplan



Made with Metropix ©2019

Property Summary:

Offering spacious accommodation within walking distance of favoured schools, this property is sure to appeal to family buyers.

The three double bedrooms are supplemented by a spacious living room and kitchen diner, and the study could be converted to provide a utility room and cloakroom. With the modern day essentials of gas central heating and double glazing, there is still potential for improvement and with no onward chain an early completion is available.

Energy Efficiency Rating

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. The full Energy Performance Certificate for this property is available upon request.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |



Market Price

£340,000

Freehold

Property Details:

42 Bardsley Drive, Farnham, Surrey, GU9 8UH

A three bedroom home that benefits from a two storey extension that provides spacious living accommodation and three genuine double bedrooms. It is quietly located along a no through road, within walking distance of much favoured local schools.

Call us on 01252 715333 or visit www.castles.co.uk



For further information or to arrange an appointment, get in touch:

- Call us 01252 715333
- Email us farnham@castles.co.uk
- Find us Bush House, 7 South Street, Farnham, GU9 7QU
- Visit www.castles.co.uk

Whilst we endeavour to make our particulars accurate and reliable, if there is any point which is of particular importance, please contact the office where we can check the information for you. We also recommend that prior to the signing of a contract purchasers should themselves check by inspection or otherwise the accuracy of these particulars. We would also like applicants to note that neither services nor appliances have been tested by Castles.

