



10 Kingfisher Road Surrey

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A deceptively spacious two bedroom terraced home situated at the end of a small cul de sac. The property enjoys a pleasant outlook to the front and rear and is within walking distance of Farnham town centre, the mainline station, local shops and Weydon School. The well presented accommodation comprises entrance hall with cloakroom/w.c., re-fitted kitchen, living/dining room, conservatory, two double bedrooms and a family bathroom.

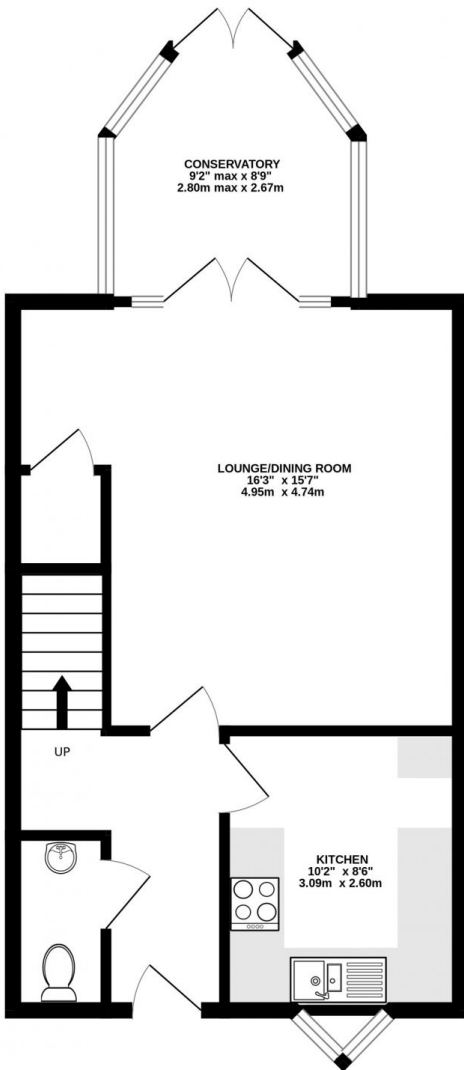
The rear garden enjoys a southerly aspect and there is one allocated parking space and plenty of visitor parking. The property benefits from gas central heating, sealed unit double glazing, all mains services and the water supply is metered. Superfast broadband is available in the area and mobile signal is likely on most networks, but buyers are recommended to carry out their own onsite checks. As with most modern developments, there is an estate charge. This is currently approx. £425 per annum.

Price : £ 399,950
EPC EER : 81
EPC EER Potential : 93
View : <https://www.keatsfearn.co.uk/sale/-/farnham/surrey/residential/terraced/8166617>

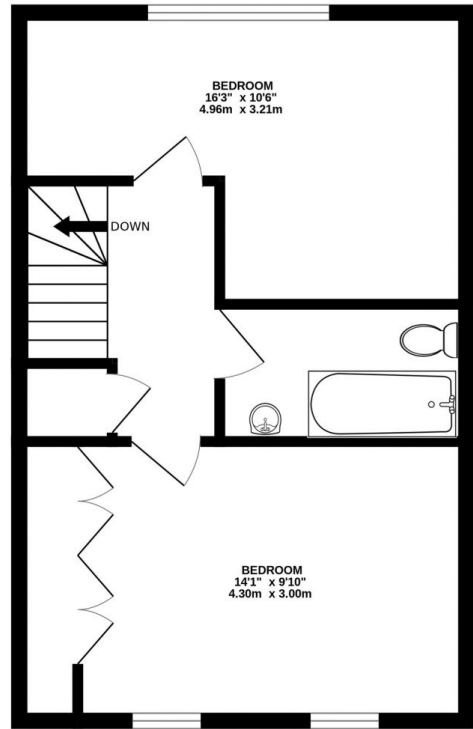


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GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

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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