

6 Hillary Road, Farnham

Surrey GU9 8QY

Guide Price £950,000

ANDREW LODGE

estate agents







6 Hillary Road

Farnham

A versatile 3 bedroom chalet style family home in a peaceful setting.

- 3 bedroom chalet style family home
- Quiet no through road location
- Flexible ground floor accommodation
- Ground floor bedroom with en-suite shower room
- Separate ground floor bathroom
- Centrally positioned kitchen with separate utility room
- Dining room and rear sitting/breakfast room
- Principal bedroom with fitted wardrobes and views across Farnham
- Double car port and driveway parking for multiple vehicles
- Enclosed rear garden with lawn, shrub borders and flowerbeds

Situated in a quiet no-through road, this 3 bedroom chalet style family home offers versatile accommodation arranged over two floors, complemented by generous off-road parking, a double car port and an enclosed rear garden.

The ground floor provides a flexible layout, ideal for modern family living. Upon entering the property, the entrance hallway leads to a front aspect family room on the right, while to the left is a ground floor bedroom with an en-suite shower room. A separate ground floor bathroom adds further convenience.

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The front aspect living room is a bright and spacious reception room, enjoying an abundance of natural light from the large doors which open onto the front creating a wonderful sense of space and providing an ideal setting for both relaxing and entertaining. The spacious open-plan kitchen and dining area enjoys a lovely rear aspect, overlooking the enclosed rear garden. The kitchen is fitted with a range of units, complemented by wooden work surfaces and tiled splashbacks, while the adjoining living and dining space benefits from an abundance of natural light through the large windows and doors, providing direct access on to the patio and views over the garden. An ideal space for family living and entertaining.

On the first floor, the principal bedroom benefits from a wide range of fitted wardrobes and enjoys attractive views across Farnham. A further front aspect bedroom provides additional accommodation, while a family bathroom completes the first floor layout.

Externally, the property is approached via a front driveway offering parking for multiple vehicles, together with a double car port. To the rear, the enclosed garden provides a peaceful and private setting, with areas of lawn complemented by established shrub borders and flowerbeds. Whether enjoying time with family, relaxing outdoors or indulging a passion for gardening, the garden offers an appealing outdoor retreat.

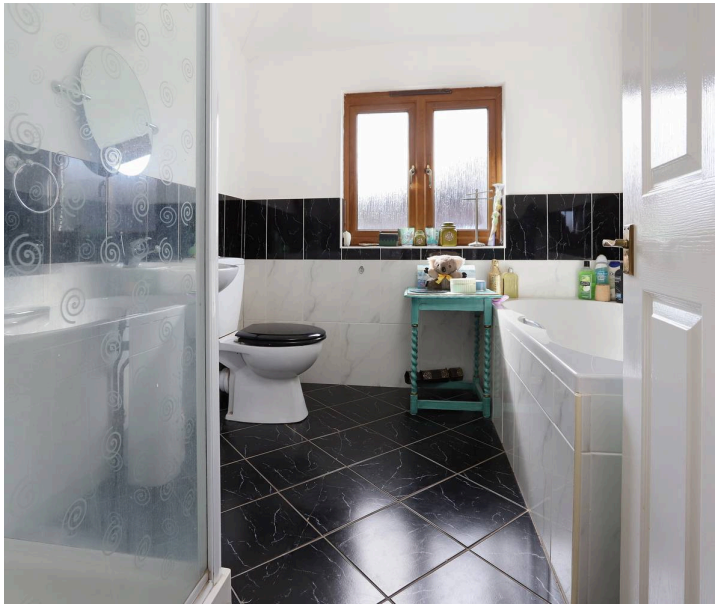
Combining a flexible chalet style layout, versatile bedroom accommodation and useful outside space, this home presents an excellent opportunity for families seeking a property in a tucked-away residential setting in Farnham.













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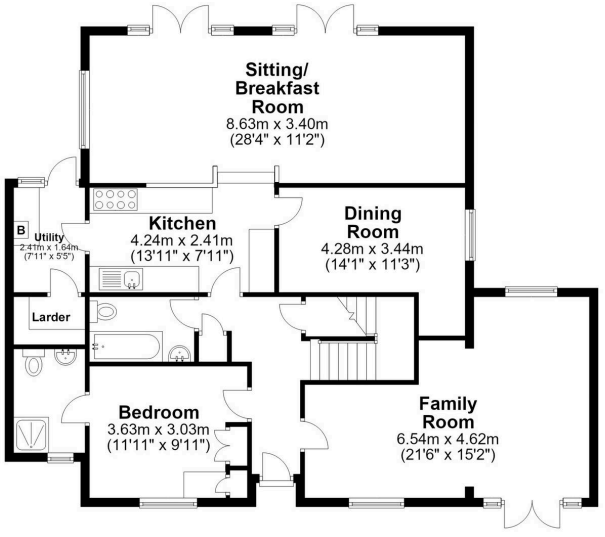
General: Services - All mains services. Gas central heating to radiators. / Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333. /Council Tax Band F with a charge for the year ending 31.03.27 of £3,759.76 /Tenure - Freehold / EPC rating - C / Mobile coverage limited indoors/likely outdoors. Ultrafast broadband.

Situation: The property is situated within this prime location to the south of Farnham convenient to local schools and amenities. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many cafes, restaurants and shops. There is a Sainsburys, Waitrose, leisure centre, REEL cinema and Farnham's historical deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, riding and cycling. There are excellent schools nearby including St Peter's Primary school, South Farnham Infants and South Farnham Juniors school, Highfield South Farnham school, Weydon Secondary School, Frensham Heights, More House and Edgeborough.

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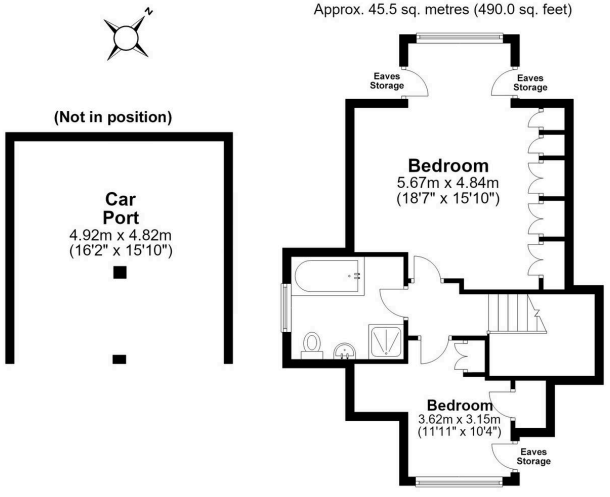
Ground Floor

Approx. 114.9 sq. metres (1237.0 sq. feet)



First Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



House area: approx. 160.4 sq. metres (1726.5 sq. feet)

Car port area: approx. 23.7 sq. metres (255.1 sq. feet)

Total area: approx. 184.1 sq. metres (1981.6 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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Directions: Leave Farnham via the A287 Firgrove Hill and continue to the top. At the traffic lights turn right into Ridgway Road and continue into Shortheath Road. Turn right into Brambleton Avenue and right again into Hillary Road where number 6 can be found on the left.