

Bourne

ESTATE AGENTS



Blackthorn Close, Lower Bourne, Farnham, Surrey

Price Guide £600,000

Blackthorn Close, Lower Bourne, Farnham, Surrey

A stunning three double bedroom family home constructed in 2013 by the renowned builder Charles Church. This fabulous property is located moments from the highly rated and regarded South Farnham Infants school.

To the ground floor the inviting entrance hall has wood effect flooring and leads to the downstairs WC, kitchen, storage cupboard and Living room. The open plan bay fronted kitchen/dining room is one of the real focal points to this fabulous family home and has contemporary units with integrated appliances. The living room has double glazed French doors onto the decking.

On the first floor there are three double bedrooms and a white three piece bathroom. The master bedroom has built in wardrobes and an ensuite shower room.

Outside the decking area adjoins the property with steps down to a paved patio which then leads down to an area of lawn. There is side gate access and the garden is enclosed by panel fencing.

Outside to the front there is parking.

- Three double bedrooms
- Entrance hall
- Kitchen/Dining room
- WC
- Living room
- Family bathroom
- Ensuite shower room
- Double glazing
- Gas central heating
- Enclosed garden



Floor Plan

Blackthorn Close, Lower Bourne, Farnham, GU10

Approximate Area = 1076 sq ft / 100 sq m

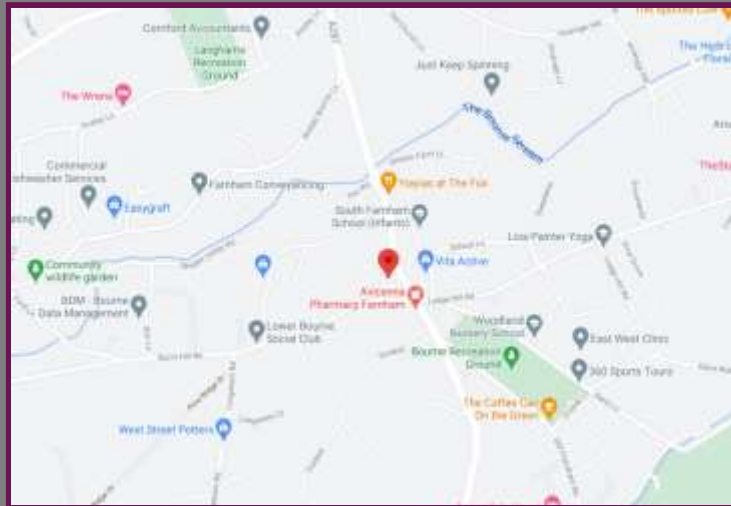
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Bourne Estate Agents. REF: 788201.

Location

The property is tucked away off Burnthill Road, a highly requested location within the heart of Lower Bourne, adjacent to South Farnham Infants school which is one of the area's most reputable schools and moments from the village green, shops and amenities. Farnham train station is approximately a mile away. Blackthorn Close is a close of friendly neighbours and a wonderful community.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

Farnham Office: 29 Downing Street, Farnham, Surrey, GU9 7PD

Sales: 01252 723 383 | **Lettings:** 01252 722 883 | **Web:** www.Bourneestateagents.com

Email: sales@bourneestateagents.com | **Lettings:** lettings@bourneestateagents.com