



3 bed semi-detached house to buy in GU10

Moor Park House Way, Farnham,
Farnham, Surrey, GU10 1FE

£500,000 Starting Bid

 x3  x2  x2

Tenure

Share Of Freehold

Property features

- ✓ Being sold via 'Secure Sale'
- ✓ Immediate 'exchange of contracts' available
- ✓ Living room with log burning stove
- ✓ Modern kitchen with integrated appliances
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Secure Sale online bidding. Terms & Conditions apply. Starting Bid £500,000.

This stunning property was skilfully converted from a 17th-century stable block which was part of the prestigious Moor Park House private estate. Presented immaculately throughout, the property has been well-maintained by its current owner and comprises a bright and airy hallway which leads to a modern kitchen with integrated Bosch appliances, separate utility room, sitting room with programmable down lighting and wood burning stove, separate dining room and a w/c. Upstairs you will find a large master bedroom with fitted storage and en-suite, two further good size bedrooms and a family bathroom. The property comes complete with its own allocated parking space, in addition to a garage and a delightful private garden to the front which is encircled by hedging. The property also enjoys access to a further 7 acres of park-like gardens which are a true highlight. The gardens comprise generous areas of level lawn that lead down to the banks of the River Wey, emphasized by seasonal planting, mature trees, and a walled garden.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

Council Tax Band: F

Tenure: Share Of Freehold

Annual Service Charge Amount: £7,966.00

Price: Starting Bid £500,000

Property Type: Semi-detached house

Year built: 2010

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

The Courtyard, Moor Park House Way, Farnham, GU10 1FE

Ground Floor

Approx. 64.6 sq. metres (695.3 sq. feet)



First Floor

Approx. 68.9 sq. metres (742.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Moor Park House Way, Farnham, Farnham, Surrey, GU10 1FE

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

