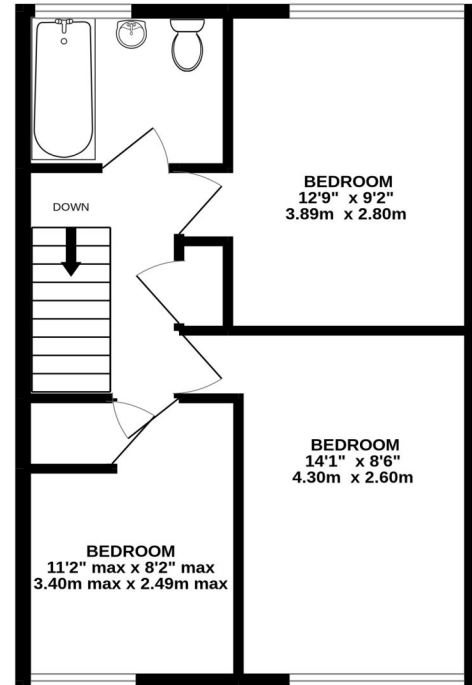
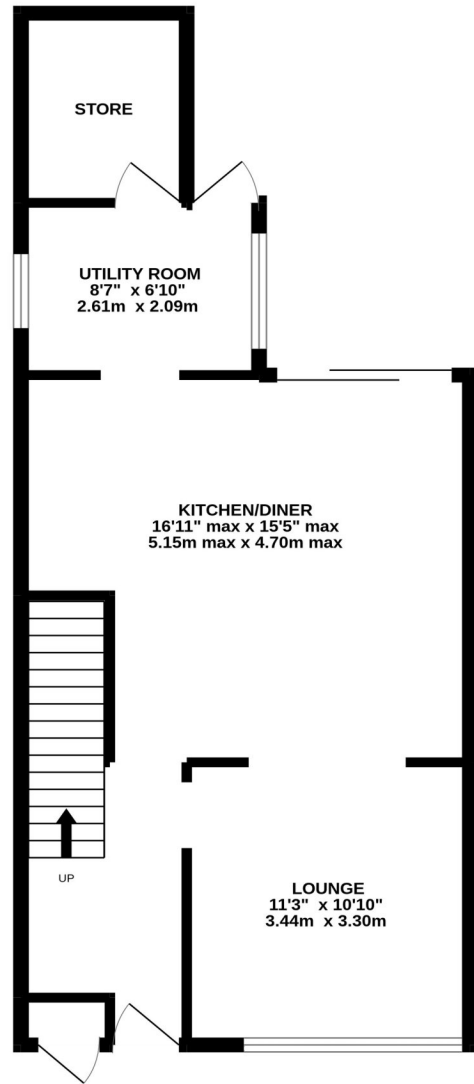


GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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Eton Place, Surrey, GU9

Guide Price £1,750 per month

A beautifully refurbished three-bedroom house to rent with front and rear gardens on the popular Sandy Hill Estate. The house is situated in a prime position for families within the development enjoying a green and pleasant outlook directly overlooking the playing fields. The house is located in Upper Hale just over 2 miles from the centre of Farnham. Available 9th April 2025. EPC C rating (71)

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ACCOMMODATION

3 BEDROOMS ENTRANCE HALL NEWLY REFURBISHED KITCHEN/ DINING ROOM SITTING ROOM UTILITY ROOM BATHROOM GARDEN

DESCRIPTION

A beautifully refurbished and well-located family house in the popular Sandy Hill development in Upper Hale.

Families will appreciate the big windows and lovely outlook over the playing fields.

The house had a brand new kitchen fitted (2022) to provide open plan kitchen / dining area to the rear of the property opening up to the landscaped patio garden. Also to the ground floor to the front of the property is a spacious living room, entrance hallway and utility room.

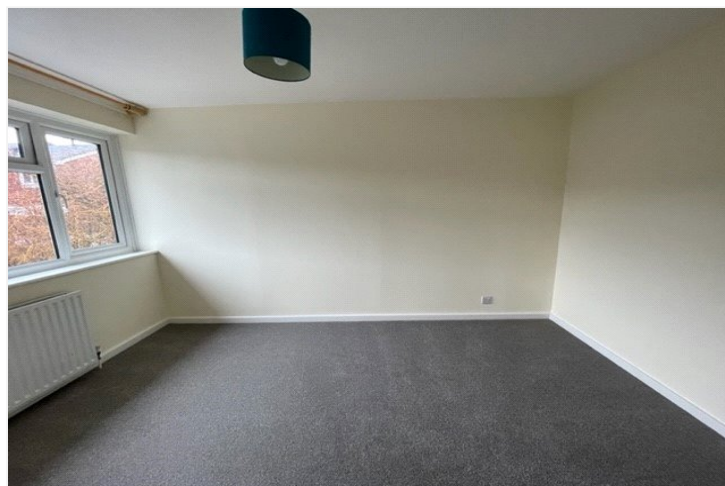
To the first floor there are three spacious bedrooms and a newly refurbished bathroom.

There is a front and rear garden and residents parking nearby.

LOCATION

Eton Place is located within the Sandy Hill Estate in North Farnham. The Stagecoach No 4 bus route connects with central Farnham. There is a Tesco's express approximately 0.4 mile from the property and the nearby wonderful walks and stunning views from the recreation area of Ceasars Camp

Farnham is a historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and cycling.



SERVICES

Mains gas, electricity, water and drainage.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(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	