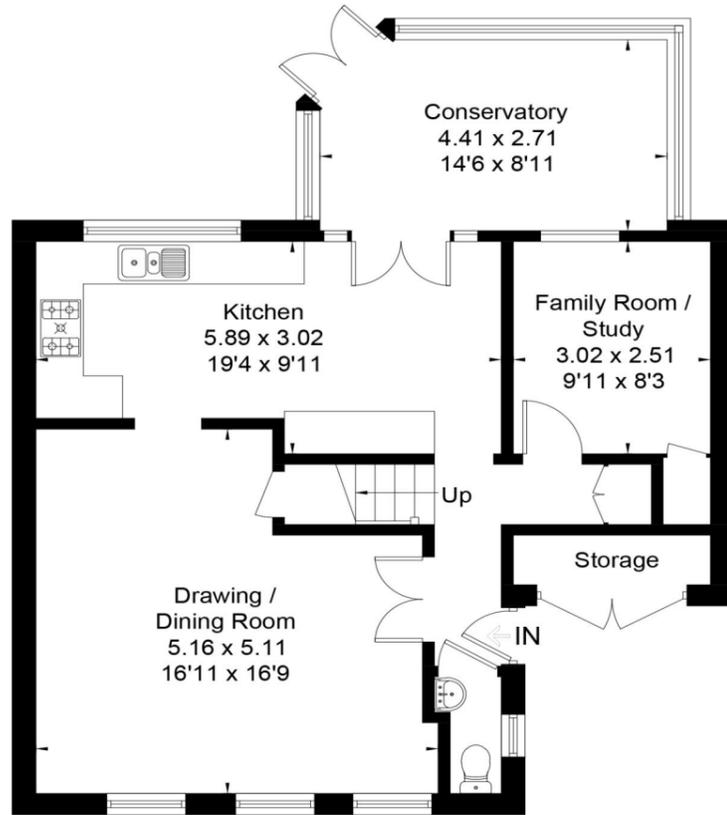
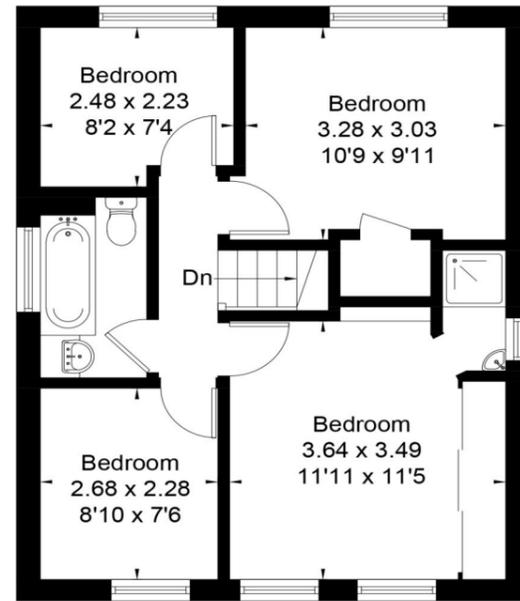


Approximate Floor Area = 116.1 sq m / 1249 sq ft



Ground Floor



First Floor



Drawn for illustration and identification purposes only by fourwalls-group.com 283560

## Glorney Mead, Surrey, GU9

Guide Price £2,250 per month

A spacious and modern detached four bedroom family house with flexible ground floor space including a study that could make a good 5th bedroom, located in this peaceful and popular residential area. Available from 31st August 2024. Unfurnished. EPC D.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

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**ACCOMMODATION**

Link detached family house, 4 bedrooms, Living Room with wood floors, Kitchen/ Breakfast Room, Conservatory/ Family Room, Study/ Bedroom 5, Family Bathroom plus Shower to principal bedroom and Guest WC, Enclosed Garden, Driveway Parking

**DESCRIPTION**

This light and neutrally decorated house is situated in an attractive and quiet cul-de-sac within the village of Bagshot Lea on the outskirts of Farnham.

This 4 bedroom family home offers practical space and layout. The light, spacious living room is to the front of the property with laminate wood floor. The large windows give the property an abundance of natural light with the conservatory to the rear of the property really highlighting this. The conservatory is also equipped with underfloor heating, making it perfect to utilise all year round.

The ground floor accommodation is particularly spacious and comprises a kitchen, living room, separate study/extra bedroom, downstairs toilet and a conservatory/ dining room. On the first floor there is a master bedroom fitted with mirrored wardrobes, shower and basin. There is a further double bedroom, two single bedrooms and a family bathroom.

**OUTSIDE**

To the front of the property is a lawn area and driveway parking. The garage has been converted to provide the internal accommodation, but the front section of the garage has been retained as bin and light storage. The garden is all enclosed to the rear providing both decking and lawn.



**LOCATION**

The property is situated in a quiet cul de sac within the village of Badshot Lea on the outskirts of Farnham. It is situated within a short distance to the A331 which leads to the A3 and M3 respectively providing access to London, the M25 and the South Coast. Locally the property is situated close to local shops and amenities and within easy reach of sports and leisure facilities including the David Lloyd tennis centre and Farnham Rugby Club. The surrounding area offers several well known golf courses and other sporting facilities, together with some of the finest countryside in the south. There is good local schooling and Farnborough Airport is within a short drive from the property.

**SERVICES**

All mains services are connected.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming. Council Tax Band E

**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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	