



## 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

## 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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