



## Harkwood/40 Sandrock Hill Road Farnham Surrey

4 1

Harkwood is a well proportioned, link detached property with excellent family accommodation arranged over two floors. The property offers generous living space with two receptions. Outside, there is a driveway providing parking and turning for several cars, along with a tandem garage. Including a large private and secluded garden of circa 0.17 acres.

### KEY FEATURES INCLUDE

\* Spacious rear aspect living room with feature fireplace and door opening directly onto a superb UPVC double glazed conservatory, that opens with double doors onto the rear paved patio. A separate double aspect dining room. In addition, there is attractive teak woodblock flooring to the hallway, living room and dining room. With Amtico flooring in the downstairs modern cloakroom and kitchen.

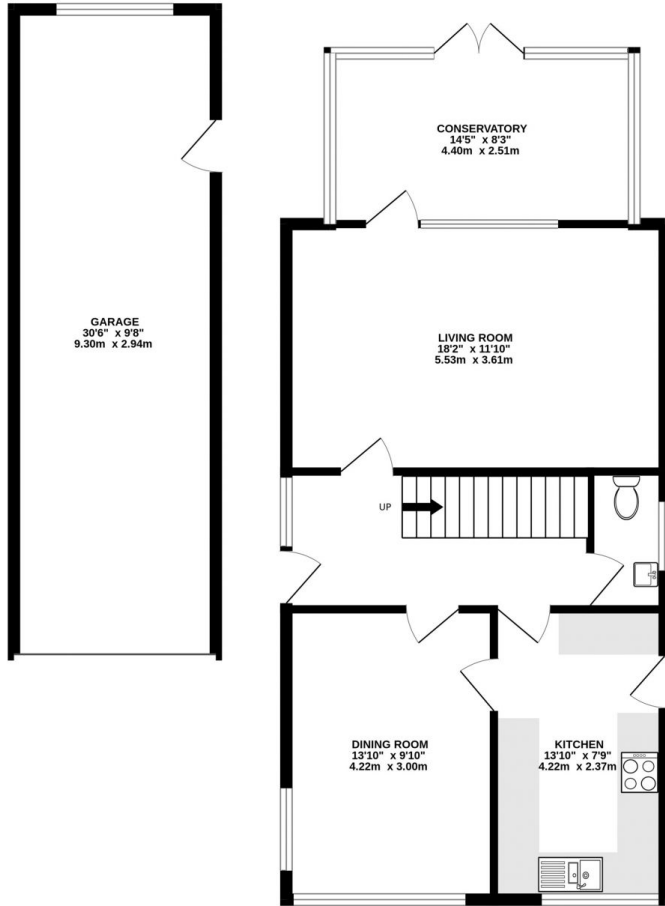
\* Kitchen fitted with a good range of light faced units and worktops. There is a built in double oven, 4 ring gas hob,

**Price** : £ 700,000  
**EPC EER** : 67  
**EPC EER Potential** : 82  
**View** : <https://www.keatsfearn.co.uk/sale/surrey/wrecclesham/farnham/residential/link-detached/8025069>

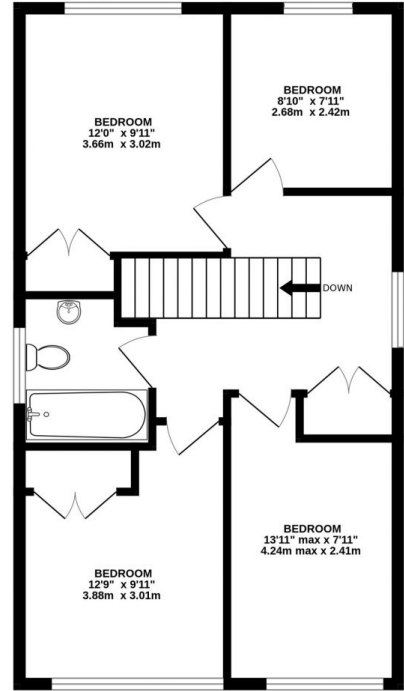


**James Fearn**  
01252 718018

GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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.  
Made with Metropix ©2024