

## Upper Weybourne Lane, Farnham, GU9

Approximate Area = 1054 sq ft / 97.9 sq m

Garage = 162 sq ft / 15 sq m

Total = 1216 sq ft / 112.9 sq m

For identification only - Not to scale



## UPPER WEYBOURNE LANE, FARNHAM, SURREY, GU9

Guide Price £500,000

A pretty well presented three bedroom detached bungalow, with garage and private garden within walking distance to amenities

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**ACCOMMODATION**

- Pretty detached bungalow
- Detached garage
- Three double bedrooms
- Ensuite to principle
- Private landscaped garden
- Ample off street parking
- Large open plan sitting/dining room

**DESCRIPTION**

This desirable and lovingly maintained, double fronted bungalow, set in a private setting, is situated in a sort after location, within walking distance to amenities.

Arranged on one level, the accommodation comprises entrance hallway, large 26' x 12' open plan sitting/dining room with lovely bay window, family shower room, fitted kitchen/breakfast room with gas hob, double oven, breakfast bar and ample storage cabinets. The enclosed space at the rear of the property between the kitchen and bedroom has power and plumbing, so could be used as a utility room. There are also three double bedrooms, one of which has an ensuite shower room.

Outside  
The rear landscaped garden is private and sunny, and consists of a lawn area, established shrubs and two patios. To the front of the property is a small front garden laid to lawn with pathway leading to the front door and large driveway which runs up along the side of the property to the garage. The driveway offers parking for multiple cars and also allows access to the rear garden through a secure gate.



**LOCATION**

Farnham is an 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 one 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.

Weybourne is a perfect location for families as it offers good local schooling including the William Cobbett Junior School, Heath End Secondary School and All Hallows Catholic School to name but a few in the vicinity. The location is also perfect for nature lovers with access close by at two points into Rowhills Nature Reserve. Fitness enthusiasts are also catered for with the David Lloyd Leisure Centre, the Nuffield Health Gym and various sport/football pitches are also found nearby. The area also offers excellent local shopping and three public houses, all within walking distance.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band E

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective purchaser that these sales 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 sales particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		