

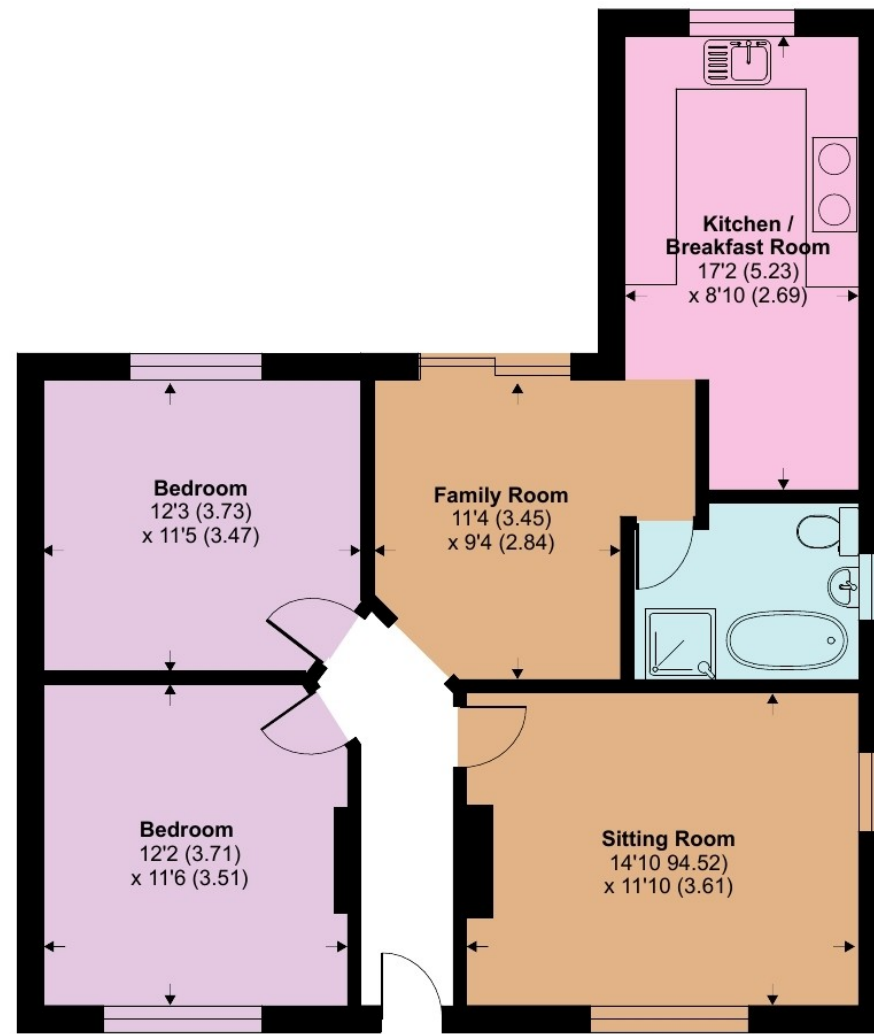
Upper Weybourne Lane, Farnham, GU9

Approximate Area = 844 sq ft / 78.4 sq m

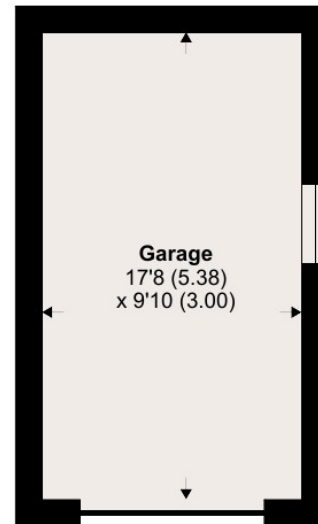
Garage = 174 sq ft / 16.2 sq m

Total = 1018 sq ft / 94.6 sq m

For identification only - Not to scale



GROUND FLOOR



UPPER WEYBOURNE LANE, FARNHAM, SURREY, GU9

Guide Price £435,000

A well presented bungalow with a detached garage, within walking distance to amenities and has no onward chain.

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ACCOMMODATION

- Two reception rooms
- Two bedrooms
- Private garden
- Detached garage
- Driveway
- Walking distance to amenities
- No onward chain

DESCRIPTION

Approached via a tarmac driveway, this is a desirable bungalow set in a private setting, within walking distance to several amenities.



Arranged on one level, there is the potential to extend, subject to the necessary planning consents. The accommodation comprises entrance hallway, dual aspect sitting room with feature fireplace, family/dining room with sliding doors to rear, fitted kitchen/breakfast room, family bathroom. There are two double bedrooms.

Outside
The rear garden is most secluded and consists of an expanse of lawn with borders, established shrubs and large rear patio. To the front of the property there is a tarmac driveway with parking for three vehicles, side access to both sides of the property and a single detached garage.

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 I Tax Band D

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.

