

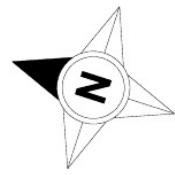
Green Lane, Farnham, GU9

Approximate Area = 1058 sq ft / 98.2 sq m

Outbuilding = 101 sq ft / 9.3 sq m

Total = 1159 sq ft / 107.6 sq m

For identification only - Not to scale



GREEN LANE, FARNHAM, UNITED KINGDOM, GU9

Guide Price £535,000

This well-appointed South Farnham home is well presented throughout and has the benefit of no onward chain.

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ACCOMMODATION

- 3 bedroom semi-detached house
- Sought after South Farnham location
- Close proximity to amenities and local schools
- Very well presented
- Landscaped garden with private entrance to recreation ground
- Ample off street parking
- Potential to extend stpp
- No onward chain

DESCRIPTION

A good sized three bedroom semi-detached home in a sought after location within walking distance of highly regarded South Farnham schools.

This home consists of an inviting entrance hall with oak flooring which continues through much of the ground floor, downstairs cloakroom, front aspect family room/study, large double aspect sitting room wired for 5.1 surround sound and French doors leading outside. Well fitted kitchen with tiled flooring, vaulted ceiling, a number of shaker style units, granite work tops, integrated ceramic hob, double oven and dishwasher. There are also French doors leading from the kitchen to the outside decking area.

Upstairs there is a light landing area, airing cupboard, two large double bedrooms with built in storage, a good size single bedroom with storage, and a newly decorated family bathroom with overhead shower.



Outside to the front there is parking for four vehicles on a brick paved driveway and a side gate that leads to the rear garden. To the rear is a newly decked terrace/seating area, an area of lawn, mature flower and shrub beds and an outbuilding. There is also private gated access to the recreation park at the rear.

LOCATION

Green Lane is a popular South Farnham residential road and the property is within walking distance to village shops including a butchers, Tesco Express, Loaf, wine shop and Bat & Ball Freehouse. Farnham town centre is 1.4 miles away and the further area is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities including Weydon School and other specialist establishments. Farnham railway station is within walking distance with links to London Waterloo in around an hour.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council 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.

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