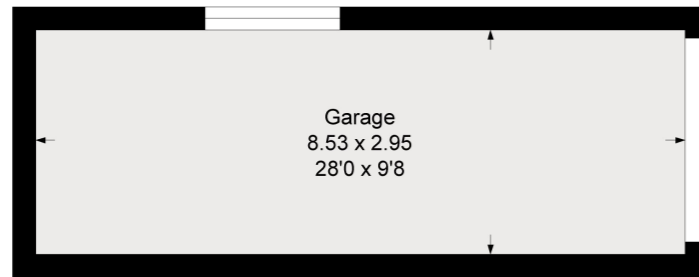
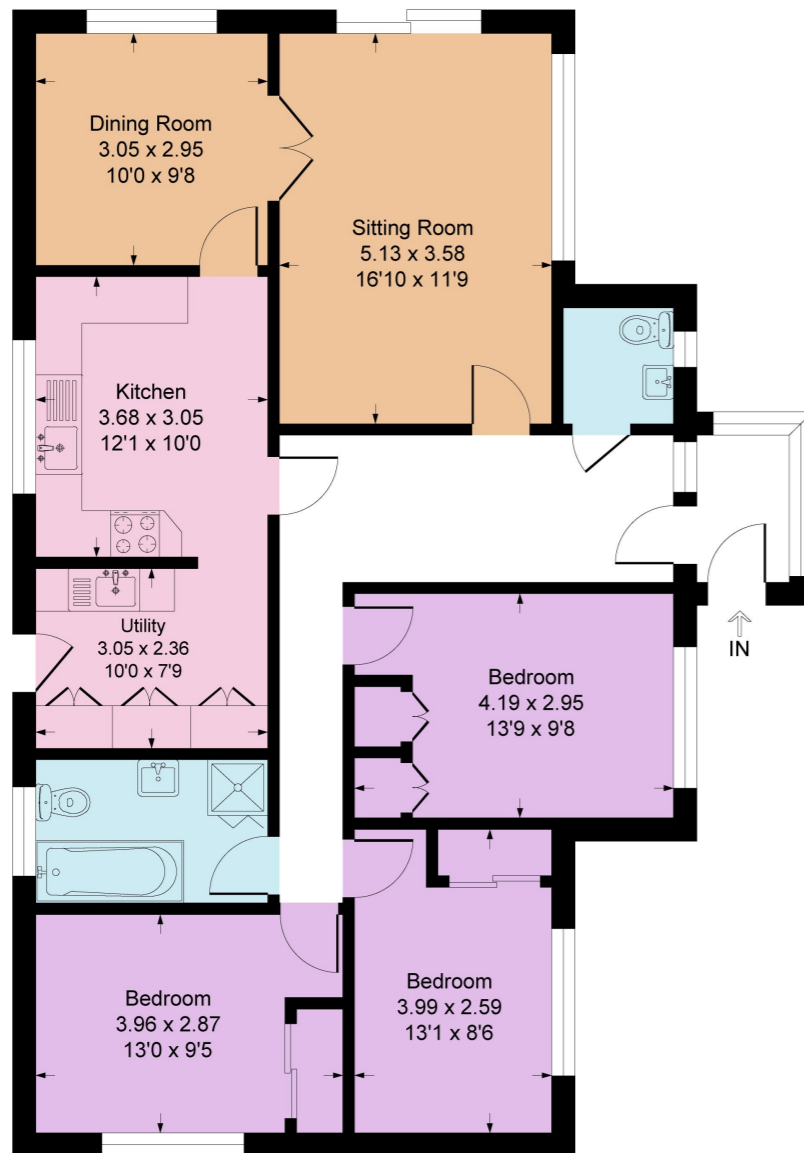


Green Lane GU9

Approximate Gross Internal Floor Area = 136.8 sq m / 1473 sq ft



Garage



Ground Floor



Green Lane, Farnham, Surrey, GU9

Offers Over £650,000

A fantastic opportunity to purchase this three bedroom bungalow in need of modernisation, set in this popular position within South Farnham.

Tel 01252 733042
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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, Godalming

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



ACCOMMODATION

- Two reception rooms
- Private position
- Secluded garden
- Three double bedrooms
- Garage
- Prime South Farnham location
- Walking distance to Ridgway shops
- No chain

DESCRIPTION

Approached via a long driveway, High Trees is a highly desirable bungalow set within a peaceful and private setting with upmost privacy.



The property is located on one of Farnham's prime roads and is within 0.6 miles to the Ridgway shops and amenities.

The property comprises spacious entrance hallway, fully fitted kitchen/breakfast room, utility room with door to rear, dual aspect sitting room with patio doors, dining room, cloakroom.

Furthermore there are three double bedrooms, all having fitted wardrobes, and a large family bathroom with separate shower.

Outside:

The garden is most secluded and consists of a flat lawn/patio, raised beds and borders, established shrubs and trees, rear patio. To the rear of the property there is a quiet courtyard area and the front garden is bordered by established hedgerow. At the front of the house there is a driveway with parking for several vehicles and a detached single garage.

