



Lower Weybourne Lane, Farnham, Surrey, GU9 9HP

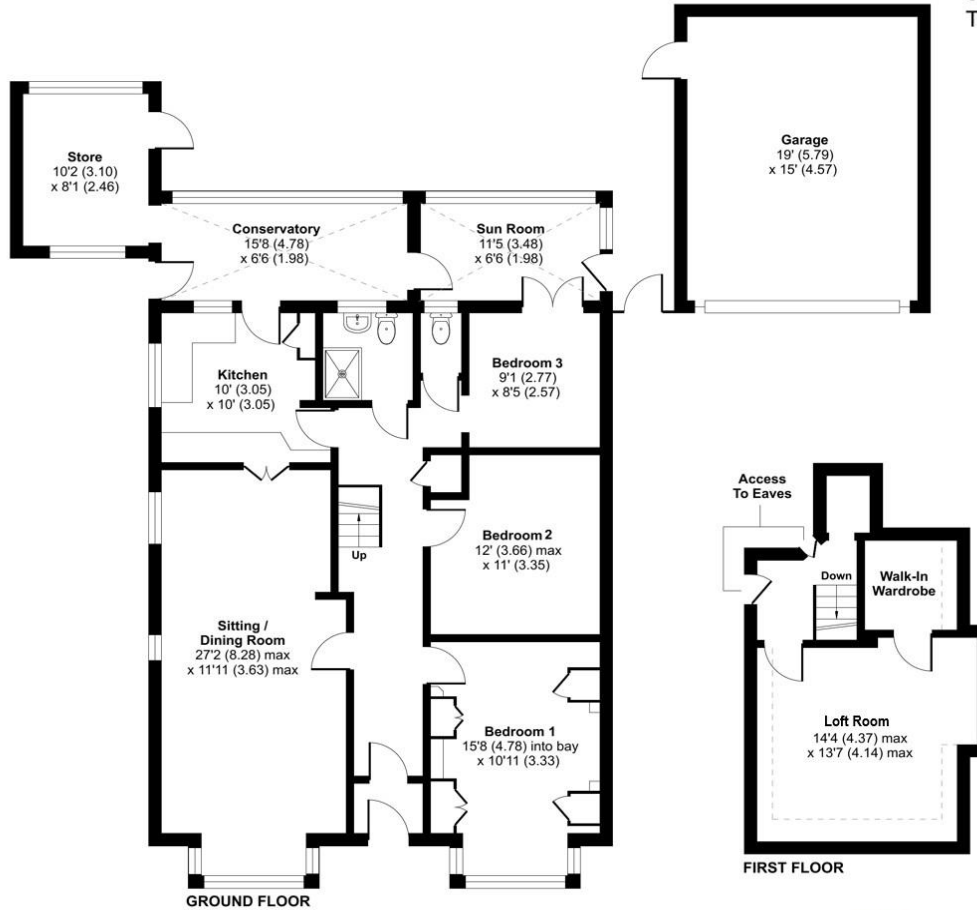


ACCOMMODATION

A fantastic opportunity to purchase a detached bungalow situated within a plot measuring approximately 0.25 acre and offered for sale with no onward chain. The property offers flexible accommodation throughout with plenty of room for improvement and extension subject to planning permission. Upon entering the property, you are greeted via an entrance hall with fitted storage cupboard and doors leading to all further rooms. There is a large sitting/dining room with double aspect views over the front and side. The kitchen is located on the back of the property with a replacement boiler. There are three bedrooms and refitted shower room with separate toilet. The property further benefits from a paddle staircase which leads to a loft room. Externally to the front there is a long-shingled driveway which leads to a double detached garage. The rear garden is enclosed partially with wooden fencing and mature trees. There is a large patio area across the back of the property with the rest of the garden been laid mainly to lawn.



Approximate Area = 1437 sq ft / 133.4 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Garage = 285 sq ft / 26.4 sq m
 Total = 1764 sq ft / 163.7 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Charters Estate Agents Limited. REF: 1077742



SITUATION

The Georgian market town of Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and education facilities. Farnham mainline station provides a service to Waterloo within the hour. There is easy access to the A31 providing easy access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.



SPECIFICATION

- Detached bungalow
- Large plot
- Potential to extend STPP
- Flexible accommodation
- Large rear garden
- Double garage and driveway parking

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band: F

GUIDE PRICE

Asking Price £585,000

TENURE

Freehold