



22 Green Lane, Farnham, Surrey. GU9 8PY.

Guide Price £582,500

- Detached bungalow
- Attractive garden
- Driveway parking
- Fitted kitchen
- Two double bedrooms
- Living room
- Dining room
- Bathroom and separate w.c.

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

## Description

A detached bungalow situated in a popular residential area on the South side of Farnham. Local shops are available at the Ridgway parade and Wrecclisham, while Farnham's elegant Georgian town centre and mainline station are just over a mile walk away. The accommodation includes a living room which is open to the dining room, a fitted kitchen with door to the garden, two double bedrooms with fitted furniture, a bathroom and separate w.c. The charming rear garden offers paved patio and lawned areas, with flower beds and a stunning camellia. To the front of the property is a small lawn and a gated driveway providing off road parking.

## Directions

The property is situated on the corner of Garth Close and Green lane

## Tenure

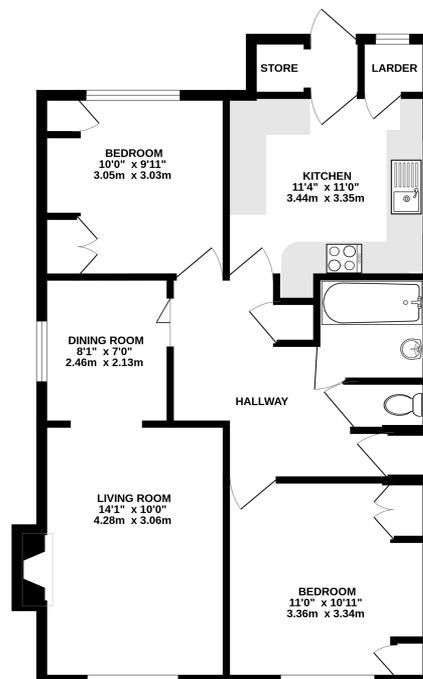
Freehold

## Local Authority

Waverley

Band E

697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropac 03/08

For clarification we wish to inform prospective purchasers/tenants that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.