



Oak Patch, 4 Ford Lane, Farnham, Surrey. GU10 4SH.
Offers Over £700,000



Description

This Guildway bungalow offers fantastic potential to extend, subject to planning permission if required and is located within a highly desirable location in south Farnham .The property has recently been updated and benefits from a host of features including re-decoration throughout with new floor coverings, well appointed bath/shower room and and modern kitchen.

There is a spacious living room with far reaching views and a fire place (gas fire disconnected) with further double doors leading through to a conservatory. There is a modern kitchen with a utility room off with access to the rear and a separate dining room/study. There are 3 bedrooms all with built-in wardrobes, a well appointed family bathroom and separate cloakroom/wc. Outside there is a double detached garage and private driveway accessed through 5 bar gate that leads to the front of the property. The property is fully enclosed by wooden fencing and mature trees. The whole plot extends to circa 0.28 acres.



Material Information - Timber frame construction, gas fired heating, built in 1960's, access road owned by number 6 (Maintenance shared and 2 TPO's on 1st 3 Cypress trees off Ford Lane), light but no boarding in roof. Covenant that states any new 2 storey part of the dwelling cannot be within 12 meters of the south-east boundary of number 4. Good mobile signal likely outside with all providers and Superfast broadband available. Any basement construction would not restrict building 2 storeys above it as long as within the existing footprint or 6 metres from the south east boundary. Historic movement on the garage block from before they purchased it in 2004, no issues since. Boiler installed in 2015.

Directions

SAT NAV - GU10 4SH

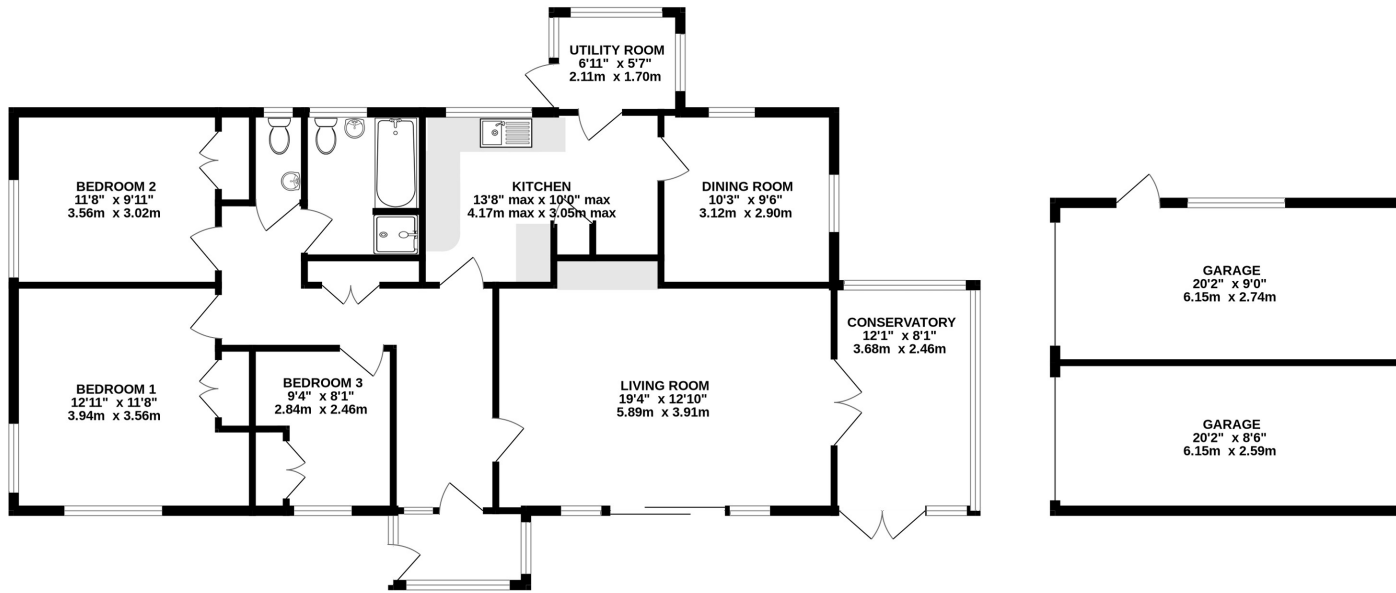
Local Authority

Waverley

Band E



1711 sq.ft. (159.0 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	61	80
	EU Directive 2002/91/EC	

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Disclaimer: For clarification we wish to inform prospective purchasers 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.

