



2 The Buntings, Weydon Lane, Farnham, Surrey. GU9 8UT.

OIEO £195,000

- First Floor One Bedroom Maisonette
- Spacious, Light & Airy Lounge/Diner
- Bathroom with Bath & Shower Options
- Private Rear Garden with Gravel Seating Area
- Potential rental income £1,250 pcm
- Fully Modernised Throughout
- Contemporary Kitchen with Integrated Appliances
- Main Bedroom with Work/Desk Recess
- Front Parking & Secure Storage Cupboard
- Viewing Strongly Advised

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

This superb first-floor one-bedroom maisonette is ideal for first-time buyers and downsizers seeking style, comfort, and convenience. Fully modernised throughout, the property offers a bright and airy living space designed for contemporary living. Stairs from the front door lead to the first-floor landing, opening into a spacious lounge/diner perfect for relaxing or entertaining. The sleek, contemporary kitchen features integrated oven, induction hob, and plumbing for both washing machine and dishwasher, providing ample storage and workspace. The inner hallway leads to a beautifully appointed bathroom with both bath and shower options, a handy airing cupboard, and the main bedroom with a clever recess ideal for a desk or workspace. Externally, the property boasts a secure, fully enclosed rear garden with a gravel seating area, perfect for summer evenings. To the front, there is dedicated parking, a path lined with decorative slate chippings, and a storage cupboard for tools or garden furniture. With its combination of modern updates, thoughtful layout, and private outdoor space, this maisonette is ready to move into and represents an exceptional opportunity.

Directions

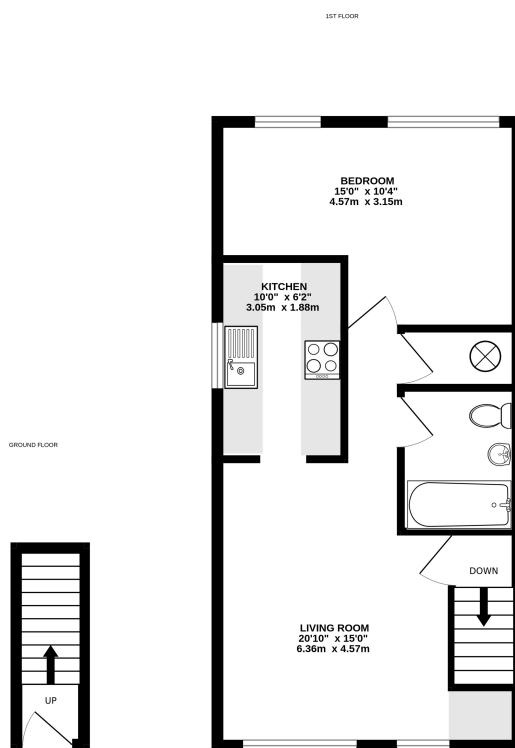
SAT NAV - GU9 8UT

Tenure

Leasehold - Circa 85 yrs left on lease. Ground rent is nil and service charge is nil. We have not been able to check this information via an inspection of the lease and management agreement and prospective buyers should consult their own solicitors for verification.

Local Authority

Waverley
Band B



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, walls and other features are approximate and not to scale. 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 condition or working order can be given.
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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.