



67 Green Lane, FARNHAM, Surrey. GU9 8QE.

OIRO £725,000

- Short walk of three sought after schools
- Walking distance of town and station
- Extended, detached family home
- South west facing garden
- No onward chain
- Four generous bedrooms
- Family bathroom and en-suite shower
- Living room with fireplace
- Large kitchen/dining room
- Study and utility room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

An extended, detached home situated in a popular and convenient residential area. Local schools are within a short walk - Weydon 6 mins, Highfield South Farnham 8 mins and St Peters 11 mins, while Farnham town centre and mainline station can be reached on foot in a little over 20 minutes. The generous accommodation would suit families of all ages and includes an entrance hall, living room with fireplace and bay window, a useful study/playroom/bedroom 5, a comprehensively fitted and spacious kitchen/dining room with doors to the rear garden and a utility area with plumbing for a washing machine. On the first floor are four generously proportioned bedrooms, an en-suite shower room and family bathroom. To the front of the house is a small lawned area and driveway providing parking for 2 cars, leading to a single garage. To the rear of the property is a generous and secluded south westerly facing garden with a large garage store and gate providing side access. Agents notes: The stairs, landing and first floor bedrooms are having new carpets fitted over the next few weeks. The house did experience slight movement due to a neighbour's trees. This was dealt with by insurance, the trees were removed, and the house only required cosmetic repairs. Offered for sale with the benefit of no onward chain, viewings are highly recommended.

Directions

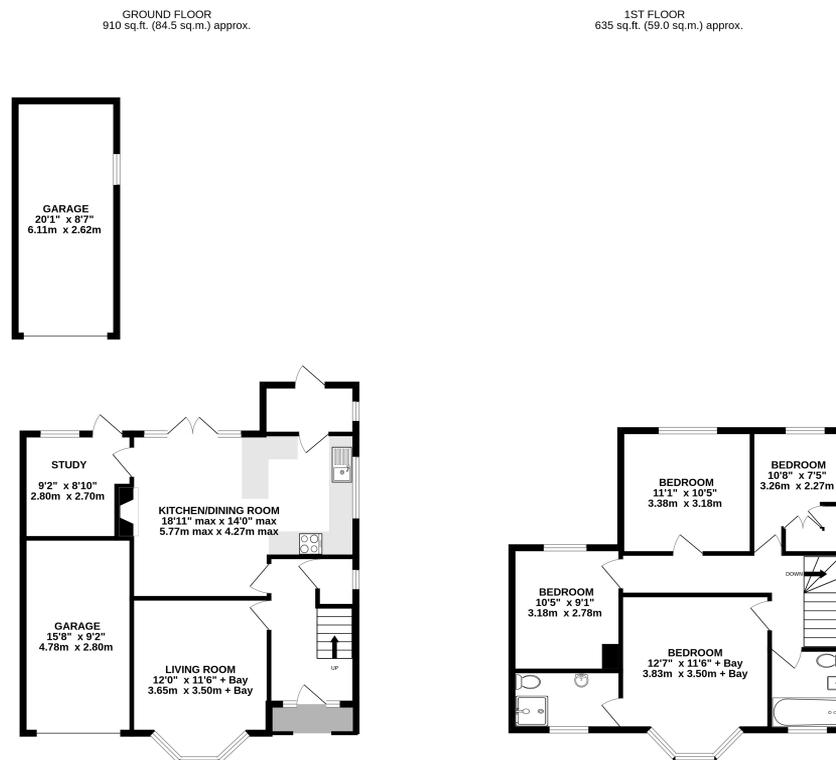
Turn off Shortheath Road at the mini roundabout into Green Lane. The property will be found at the bottom of the road on the left hand side.

Tenure

Freehold

Local Authority

Waverley
Band E



TOTAL FLOOR AREA: 1545 sq.ft. (143.6 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 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 Metropix iCAD25.

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.