



55 Middle Bourne Lane, Lower Bourne, Farnham, Surrey. GU10 3NJ.  
Guide Price £700,000

- Detached home
- Family bathroom
- Luxury kitchen with integrated appliances
- Study area
- No chain
- 3 Bedrooms
- Lounge with wood-burning stove
- Dual aspect dining area
- Cloak/w.c.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		99
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Description

**\*\* NO CHAIN and VIEWING STRONGLY ADVISED \*\*** An immaculate 3 bedroom detached chalet bungalow located within close proximity to Farnham town centre and within walking distance of South Farnham School. The property offers spacious living accommodation throughout comprising open plan luxury kitchen/diner, lounge with wood burner, study, 3 double bedrooms and a well appointed family bathroom. Externally the house offers gardens to 3 sides with ample driveway parking and an attached single garage with electric up and over door.

Agent's Notes: \* Garage right hand wall has been re-built and all carried out under an Insurance Claim. Necessary plans and building regulation certificates will be supplied via the solicitors. Works completed August 2022. \* The Oak Tree to the front is subject to a TPO \* Good mobile signal likely with all providers outside \* Ultrafast broadband available

## Directions

SAT NAV - GU10 3NJ

## Tenure

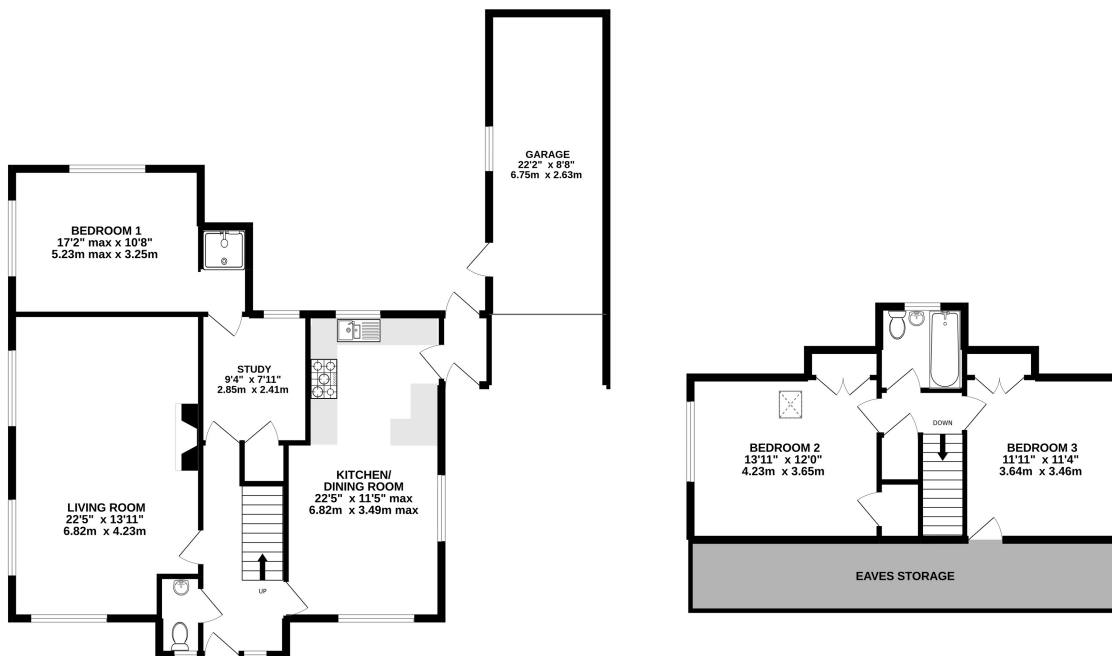
FREEHOLD

## Local Authority

Waverley  
Band F

GROUND FLOOR  
1151 sq.ft. (106.9 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1583 sq.ft. (147.0 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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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.