

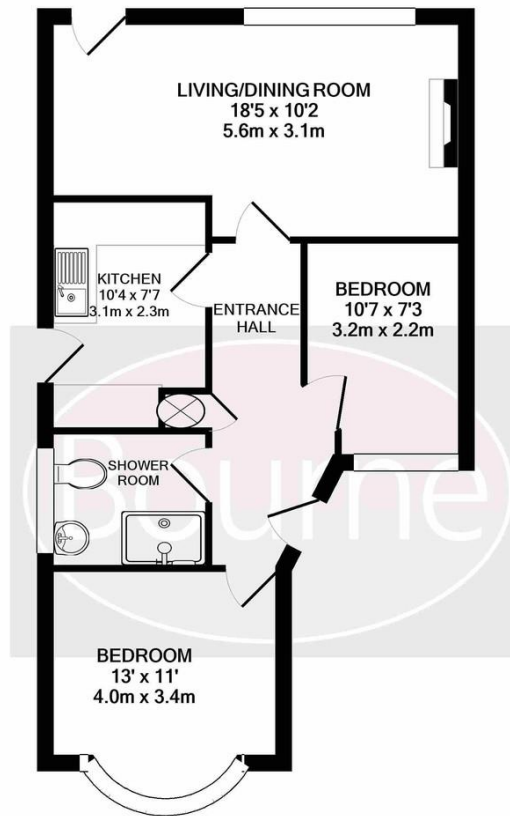


Green Lane, Farnham, Surrey

Price Guide £360,000

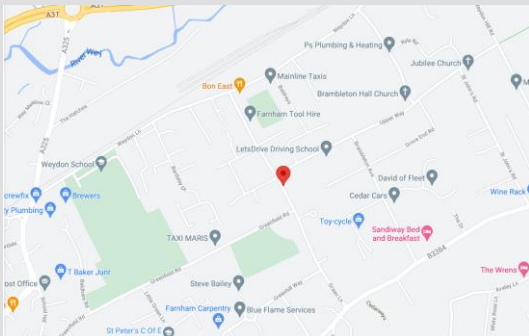
Located in a prime location a two bedroom semi detached bungalow positioned on a good sized plot offering good potential to extend and adapt, subject to planning and presented to the market with no onward chain.

- *Two bedrooms *Entrance Hall *Living/dining room *Kitchen
- *Refitted shower room *Double glazing *Gas central heating
- *Private rear garden *Gated driveway parking for numerous vehicles
- *Located within easy reach of Farnham town centre



FOR ILLUSTRATIVE PURPOSES ONLY
 TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Location:

The property is situated in a popular South Farnham location close to some of the areas most reputable schools. There are local amenities close by and Farnham mainline station is approximately 1.2 miles. The property is also positioned on an ideal bus route for access to Farnham town centre.

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us – especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |