



ESTATE AGENTS



Waynflete Lane, Farnham, Surrey

Price Guide £499,950

Waynflete Lane, Farnham, Surrey

A characterful family home located on the edge of Farnham town centre, positioned on a mature quiet lane and presented to the market with no chain.

To the ground floor there is a convenient entrance porch leading into the hallway with stairs to the first floor. The living room has a feature open fire, exposed floorboards and folding door to the open plan Kitchen/Breakfast Room with a range of floor and wall mounted units, worktop surfaces with stainless steel sink and drainer unit, built in double oven and 5 ring hob with extractor hood over, integrated dishwasher, space for upright fridge freezer, breakfast area with further fitted units and space for table and chairs. There is a door to the cloakroom and rear lobby/utility room.

To the first floor there are two double bedrooms and a fabulous modern and spacious four piece bathroom with a contemporary suite.

To the second floor there is a good sized dual aspect bedroom with elevated views and an ensuite shower room.

Outside The front garden is mainly laid to lawn with a central shingle pathway and a large area to the side of the house which could provide space for a vegetable patch.

The rear garden has a large, paved patio and a landscaped sandstone paving area with steps leading up to a generous lawn, enclosed by wood panel fencing and natural screening. A gate to the rear of the garden provides access to a parking area where there is off road parking for two vehicles and a detached garage.

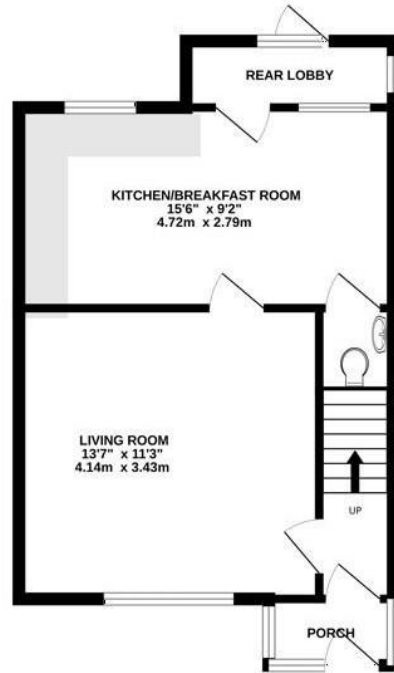
Freehold
Council tax band C

- Three bedrooms
- Entrance porch and hallway
- Double glazing
- Gas central heating
- Parking and garage
- Ensuite to main bedroom
- Four piece bathroom
- Close to town
- Close to Potters gate school

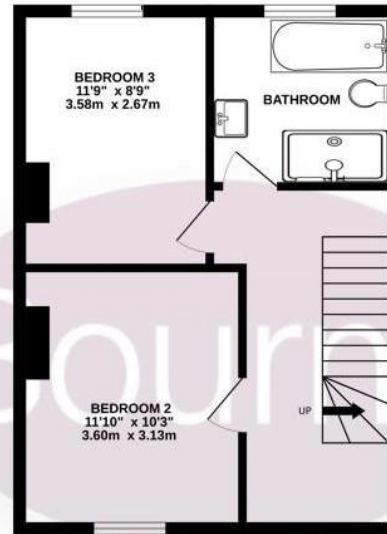


Floorplan

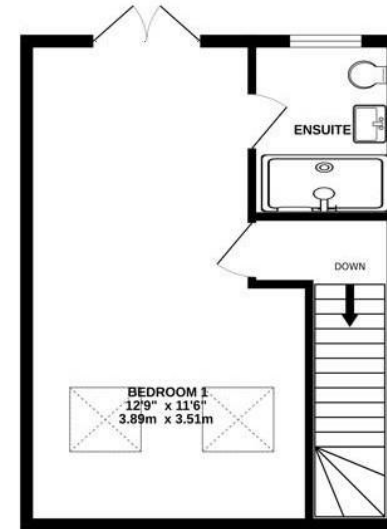
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



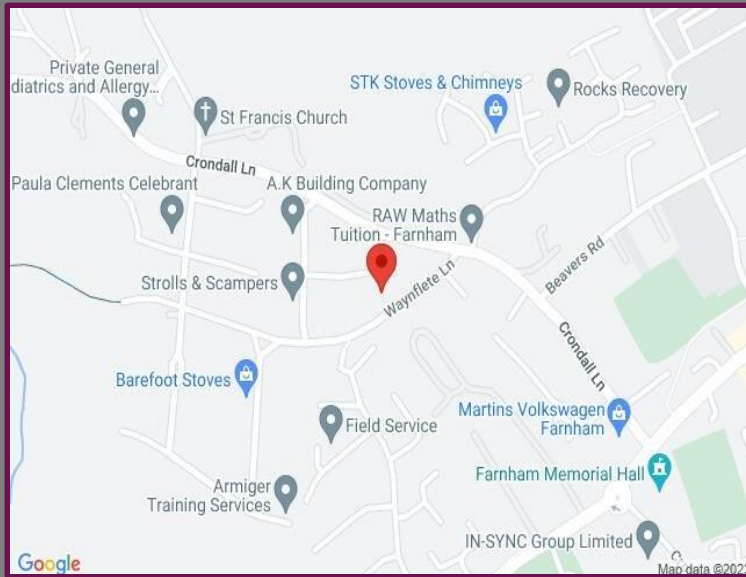
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TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

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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Location

The Georgian market town of Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and education facilities. Farnham mainline station provides a service to Waterloo within the hour. There is easy access to the A31 providing easy access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 order.



A refreshing choice...

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