



ESTATE AGENTS



Little Green Lane, Farnham, Surrey

Price Guide £800,000

## Little Green Lane, Farnham, Surrey

The property features a well designed dual aspect kitchen/diner with luxury worktops and high spec units, an excellent size living room overlooking the landscaped rear garden, a further reception room, refitted utility room and WC to the ground floor completes the downstairs space.

Upstairs, there is a dual aspect master bedroom, flooded with natural light, with en-suite shower room. Two further double bedrooms and a good size single bedroom as well as a family bathroom.

Outside is a wrap around garden which the owners have thoughtfully positioned seating areas to maximise the sun throughout the day.

To the front of the property is a large single garage and driveway parking for 2 cars with the potential to create additional spaces if required.

Freehold  
Council tax band F

- Four-bedroom detached family home
- Stunning kitchen/diner
- Detached garage and driveway parking
- Walking distance to 'Outstanding' schools
- Utility room with downstairs WC
- Mature garden overlooking playing field
- Sought after South Farnham location



# Floorplan

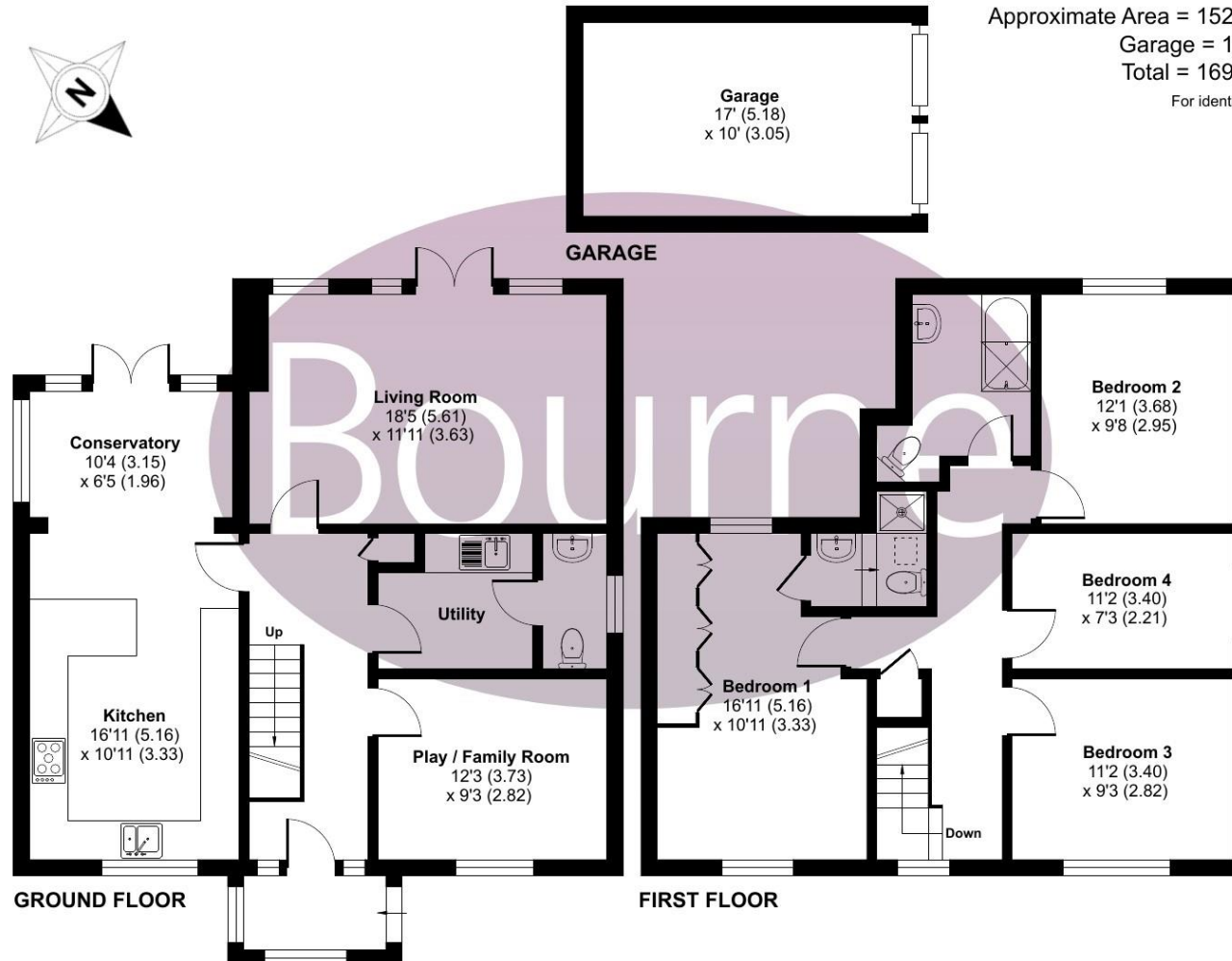
## Little Green Lane, Farnham, GU9

Approximate Area = 1525 sq ft / 142 sq m

Garage = 170 sq ft / 16 sq m

Total = 1695 sq ft / 158 sq m

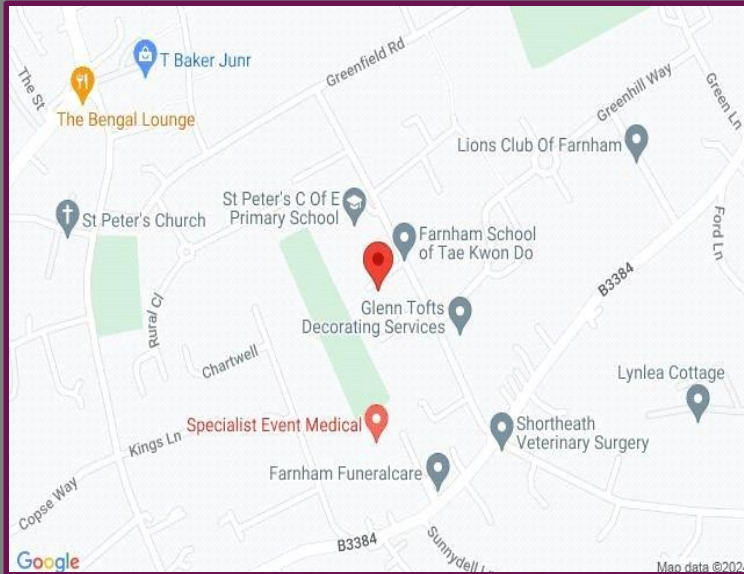
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1116736

# Location

The property is located on the favoured south side of Farnham, within easy reach of local amenities & popular schools. Farnham mainline station and town centre is under two miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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