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121

121 Upper Weybourne Lane, Farnham, Surrey, GU9 9DD

£1,450 per month

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A beautifully presented cottage located opposite the Park and a short drive to Farnham. The house has two spacious double bedrooms.

You enter into a porch area for coats and shoes which leads through to the living room with wood burning fire. Off the living room is the dining room with access to the spacious basement below. There is a lovely quaint shaker style kitchen with washer/dryer, dishwasher, Fridge Freezer, gas hob, granite surfaces, integrated microwave and a larder. There is underfloor heating also in the kitchen.

Off the kitchen is the beautifully bright conservatory leading to the low maintenance private rear garden.

The bathroom is located downstairs off the kitchen with bath and shower over.

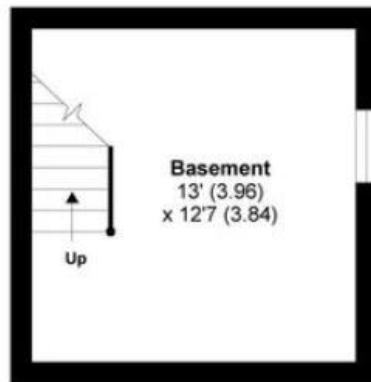
Upstairs there are two spacious double bedrooms. There are shutters throughout giving it a cosy, homely feel.

- Beautifully presented home
- Two Double bedrooms
- Two reception rooms plus conservatory
- Large low maintenance garden
- Basement
- Council Tax Band C
- Available for a min 12 month term

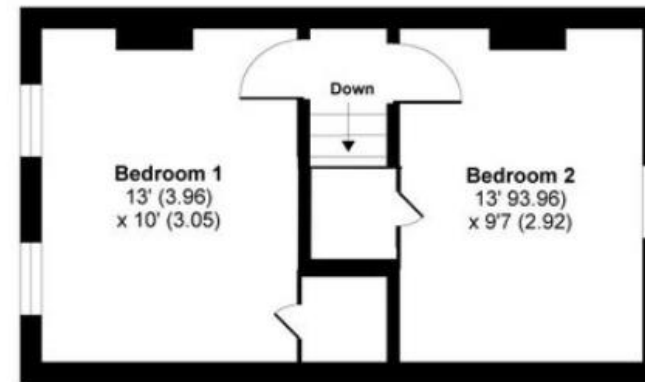


Floorplan

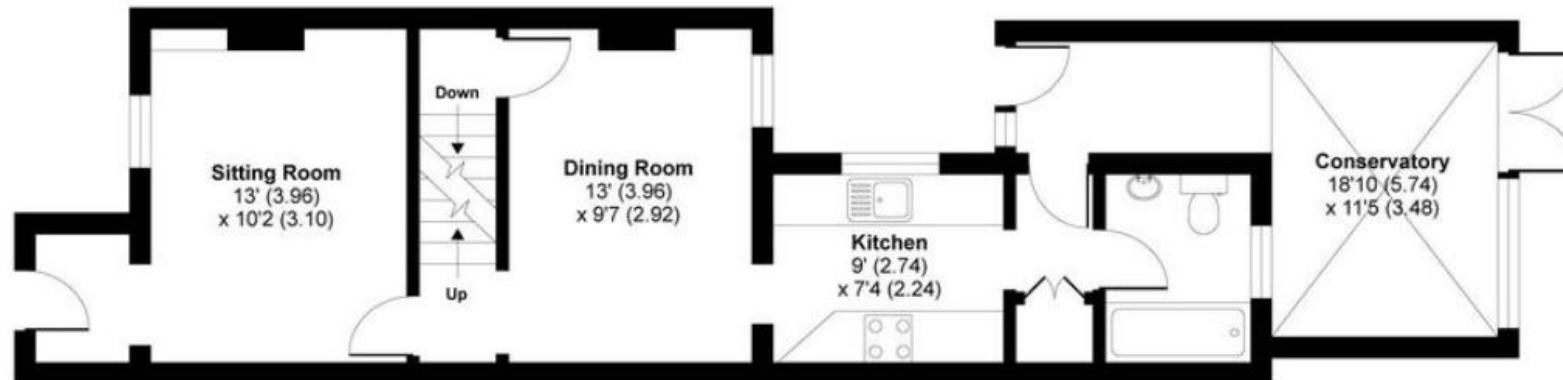
Approximate Area = 1098 sq ft / 102 sq m
For identification only - Not to scale



LOWER GROUND FLOOR

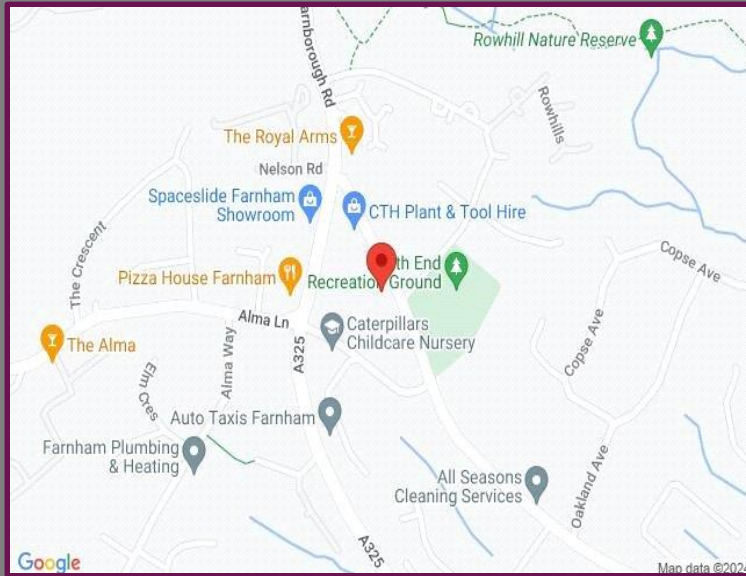


FIRST FLOOR



GROUND FLOOR

Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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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