



# Weydon Lane, Farnham, Surrey

A charming semi-detached home in the neo-Georgian style, boasting three bedrooms, and an 'L' shaped living/dining room. This property also features enclosed front and rear gardens, along with a double garage and workshop. Perfectly situated for Weydon School, the town centre, and Farnham mainline station, it offers convenience and comfort in equal measure.

On the ground floor, you'll find an entrance hall with stairs ascending to the first floor, and a doorway leading into the spacious 'L'-shaped sitting/dining room. Adjacent to the dining area lies the kitchen, which, in our view, could be expanded into a kitchen/breakfast room by knocking through.

Upstairs, the first floor hosts three generously sized bedrooms, a modern bathroom featuring a wall-mounted shower, a separate WC, and access to the loft from the landing.

Both front and rear gardens complement the property. Moreover, a double garage and workshop accessible via a rear lane offer the convenience of power and lighting.

Freehold  
Council tax band D

- Three Bedroom Semi-Detached
- Living/Dining Room
- Rear Aspect Kitchen
- Modern Bathroom
- Separate WC
- Well-Proportioned Bedrooms
- Front And Rear Garden
- Double Garage
- Popular South Farnham Location

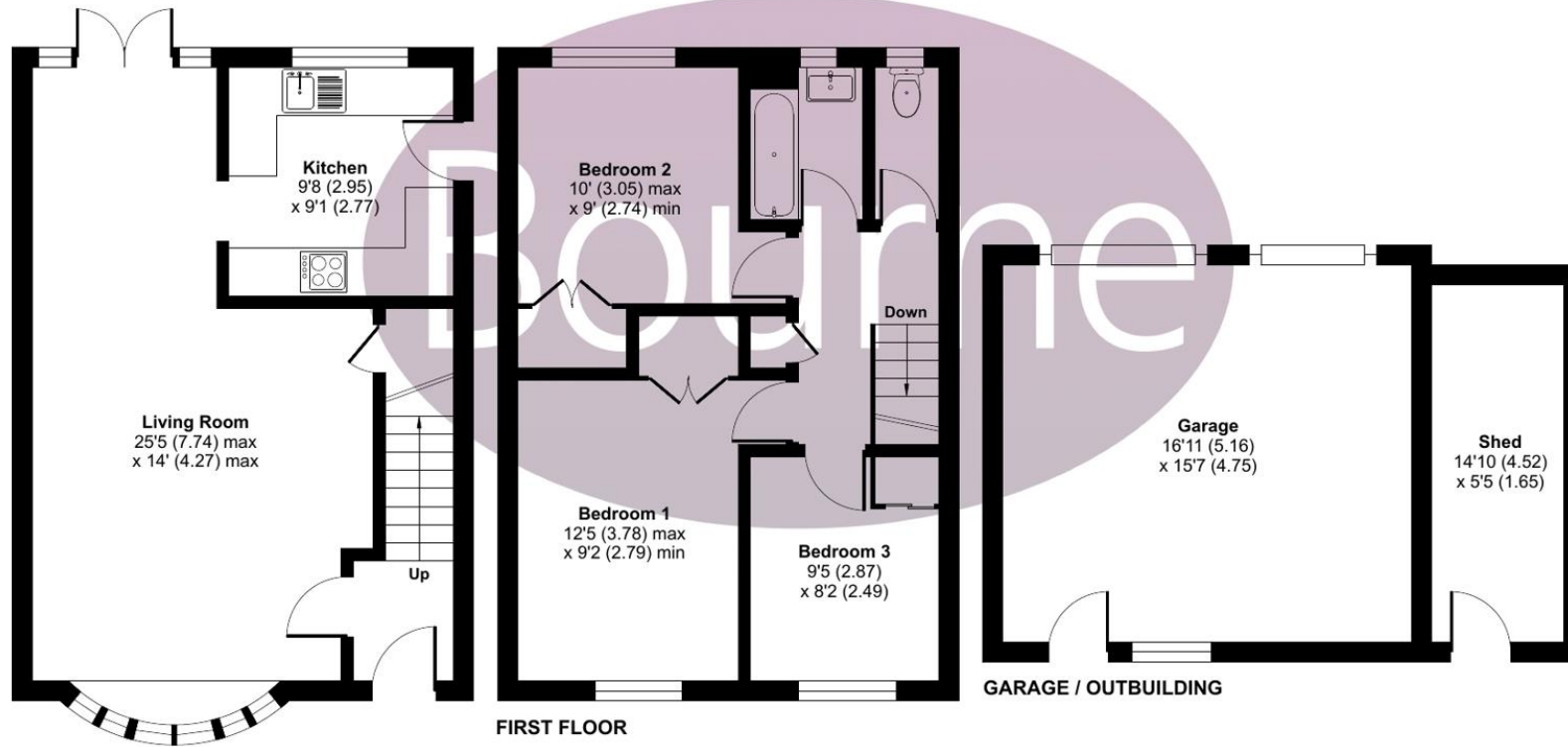


# Floorplan

## Weydon Lane, Farnham, GU9

Approximate Area = 903 sq ft / 83.9 sq m  
Garage = 266 sq ft / 24.7 sq m  
Outbuilding = 82 sq ft / 7.6 sq m  
Total = 1251 sq ft / 116.2 sq m

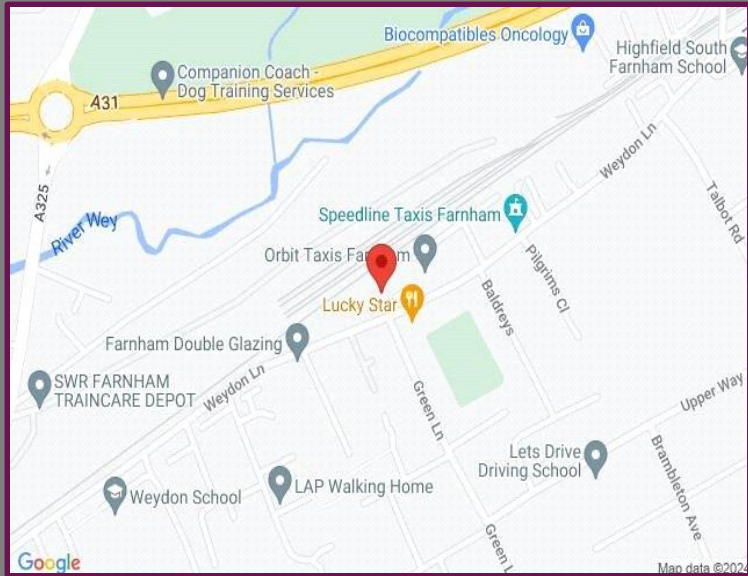
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1108008

# Location

The property enjoys an advantageous location, conveniently situated for both the town centre and Farnham mainline station. Farnham itself boasts a plethora of amenities, including a diverse range of shopping options and recreational facilities such as a leisure complex and The Maltings Arts and Craft centre. Furthermore, the renowned Weydon Secondary School is located nearby, along with several esteemed South Farnham primary schools, making it an ideal locale for families.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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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