



Aveley Lane, Farnham, Surrey

Set in a highly desirable, quiet lane in South Farnham, this truly stunning semi-detached character cottage has been exceptionally maintained by the current owners.

To the ground floor, the oak front door opens onto a dual aspect living room with barn-style sliding double doors leading through to the dining room. The kitchen/breakfast room overlooks the pretty garden, with access to the side of the property by a fully glazed newly fitted stable door. The tiled kitchen offers a traditional butler sink and has been refitted with bespoke wooden work tops, shaker style units and a breakfast bar area. There are built in appliances including a dishwasher and a double oven.

From the living room, stairs lead to the first floor which offers three double bedrooms and a modern and spacious family bathroom with a good sized vanity unit. The main bedroom includes a corner aspect window and generous three piece ensuite bathroom.

Outside to the rear is a detached office / utility room with partially glazed hardwood door and further rear aspect window.

The private rear garden has been landscaped with a step over a water feature to lead up to a newly laid lawn with pond and is bordered with mature shrubs, feature topiary and up lighting. Further steps lead to a raised stone area and garden shed.

The front of the property is accessed by a paved driveway, with a carport to the side of the house, offering parking for several vehicles. To the side of the property is an enclosed newly-laid paved courtyard area.

Freehold
Council tax band E

- Three double bedrooms
- Living room
- Dining room
- Kitchen/breakfast room
- Modern ensuite bathroom
- Family bathroom
- Detached office/utility room
- Double glazing
- Private and enclosed rear garden with decorative lighting



Floorplan

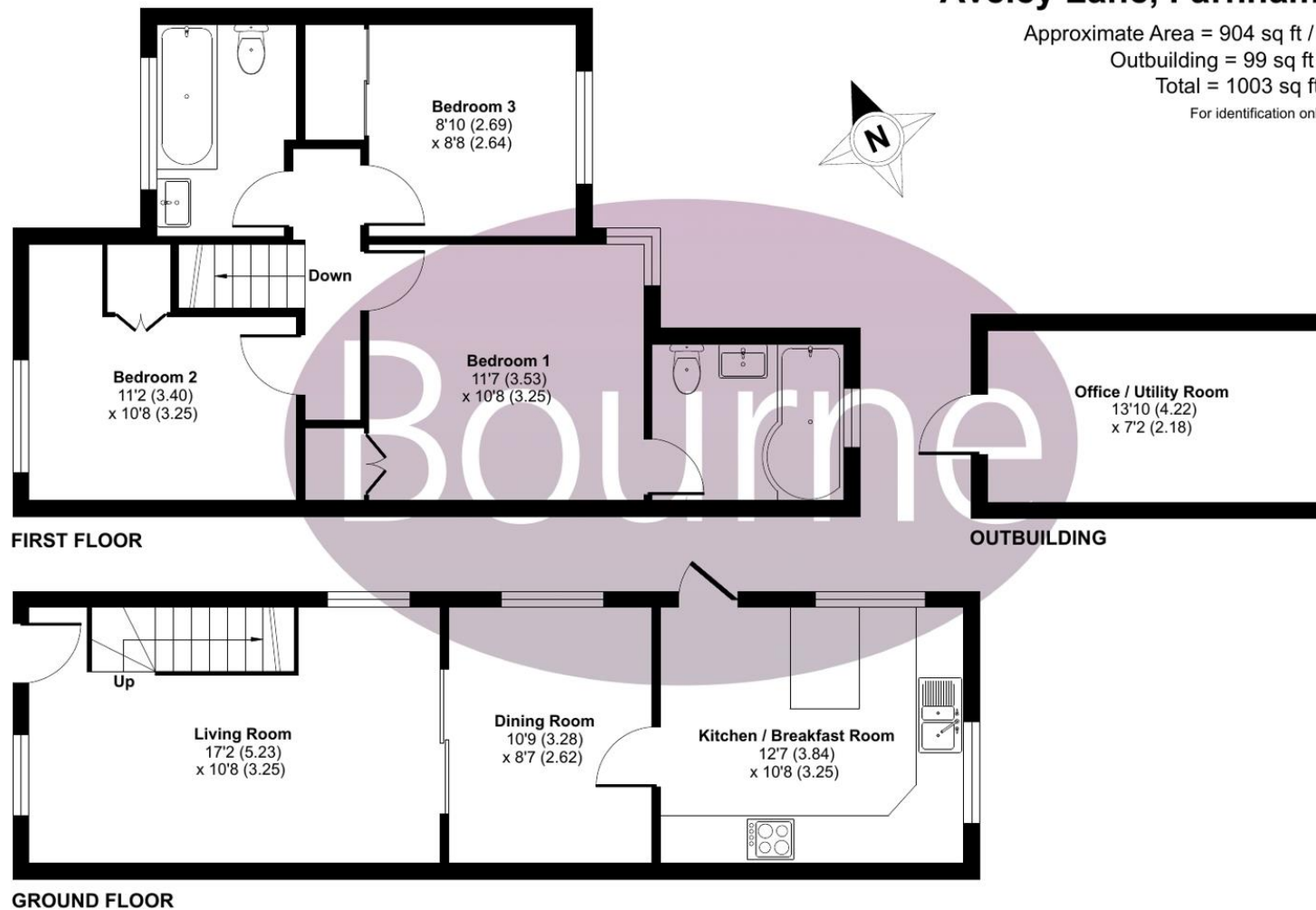
Aveley Lane, Farnham, GU9

Approximate Area = 904 sq ft / 83.9 sq m

Outbuilding = 99 sq ft / 9.1 sq m

Total = 1003 sq ft / 93 sq m

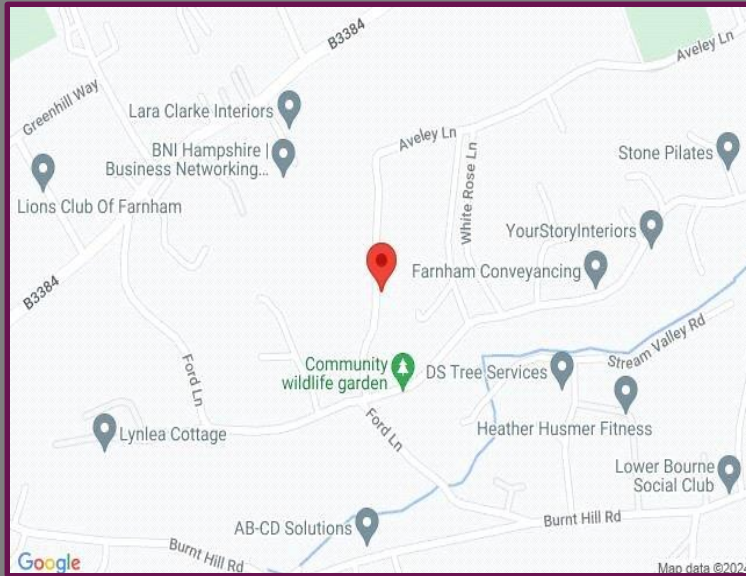
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Bourne Estate Agents. REF: 1117896

Location

Aveley Lane is located in South Farnham, close to local amenities and within close proximity to popular primary and secondary schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(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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