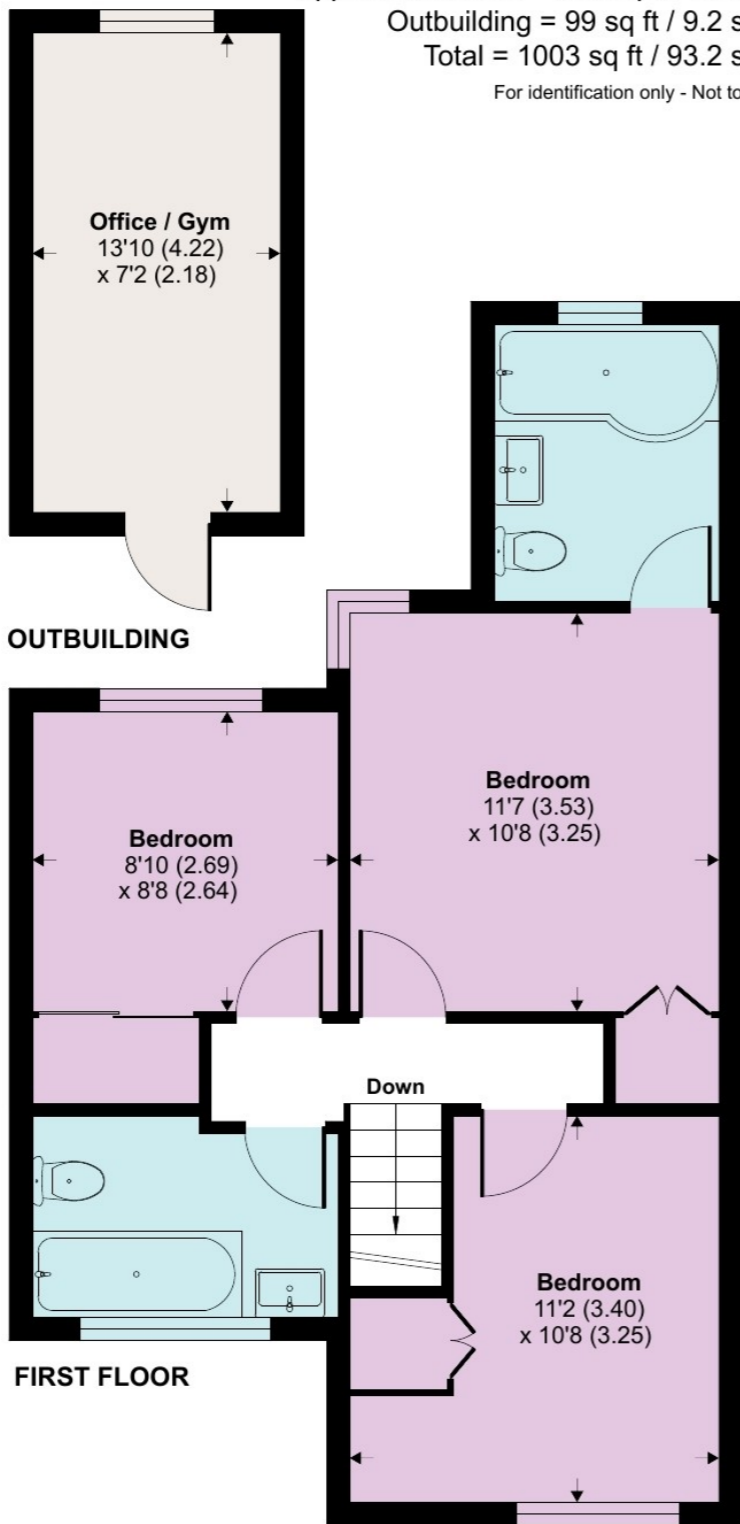


Aveley Lane, Farnham, GU9

Approximate Area = 904 sq ft / 84 sq m
 Outbuilding = 99 sq ft / 9.2 sq m
 Total = 1003 sq ft / 93.2 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



AVELEY LANE, FARNHAM, SURREY, GU9

Guide Price £650,000

A well presented three bedroom cottage located in this extremely popular South Farnham location within walking distance of the station and nearby shops.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Well presented home
- Two reception rooms
- Principal bedroom with en suite
- Total of three double bedrooms
- Private landscaped garden
- Off street parking for several vehicles
- Detached gym/home office
- Short walk to Farnham station and local shops
- Close to South Farnham and Weydon Schools

DESCRIPTION

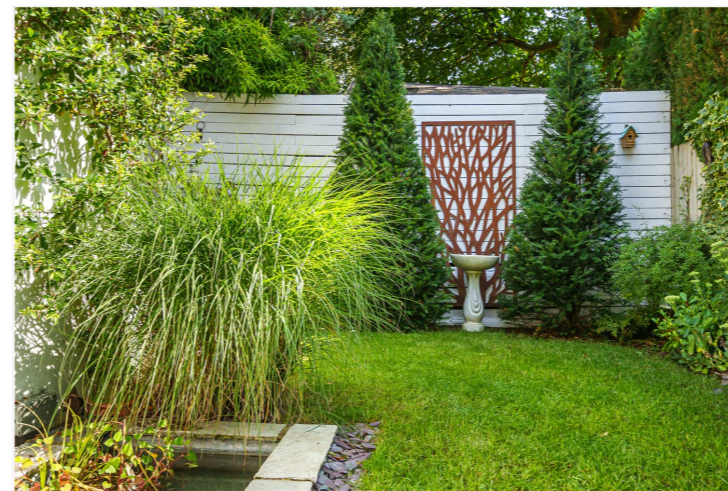
This extended Victorian property has been modernised by the current homeowner and comprises stable door, recently fitted Shaker-style kitchen/breakfast room with butler sink, integrated dishwasher, integrated fridge/freezer, custom-designed solid oak worktops, breakfast bar area, integrated Bosch double oven, gas hob. There are barn-style sliding double doors segmenting the two reception rooms; a dining room and dual aspect living room.

To the first floor there is a principal bedroom with custom-built wardrobe with interior lighting and en suite shower room with rainfall shower, two further double bedrooms (both with fitted wardrobes) and family bathroom with rainfall shower.

There is the benefit of a flexible detached gym/office with plumbing, electricity, electric heating and Wifi available.

Outside

The rear garden is extremely private and has been fully landscaped with lawn area with mature plants, garden pond, water feature and



remote-control outdoor feature lighting. There are two outdoor patio areas for entertaining, brick bin store, garden shed and electric vehicle charging station.

LOCATION

The property is situated in a highly sought after South Farnham quiet residential road near to Ridgway Road, close to excellent local amenities including a Tesco Express, a bakery and a butcher's shop. Beyond the shops is a useful recreation ground, which includes an enclosed children's playground. The Bourne Racquets Club, offering a wide range of activities including; tennis, badminton, squash, bridge, table tennis and snooker, is also very close by.

The locally renowned schools as well as the train station which provides direct access to London Waterloo within an hour are within 1 mile. The property is within easy reach of the A31 linking Guildford and the A3 to the east and Winchester to the west.

Farnham is a historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, educational and shopping amenities.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band - E

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Carpets, curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

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	