

warren
powell-richards

25 Heath Lane | £350,000

Farnham | Surrey | GU9 0PR



25 Heath Lane

Farnham, Surrey, GU9 0PR

£350,000 Freehold

- Farnham town centre 2 miles
- Farnham mainline train station to Waterloo approx 53 mins
- Guildford 10.2 miles
- A31 1.3 miles
- M3 7.5 miles

A delightful two bedroom character cottage

- Beautifully presented throughout, character cottage
- Two good size double bedrooms
- Superb bathroom
- Modern kitchen with appliances
- Welcoming reception room with working stove and stripped wooden flooring
- Driveway for two cars
- Garden with patio and level lawn
- Brick built outbuilding
- Far reaching views

DESCRIPTION

A truly delightful character cottage situated in a quiet position at the top of a gravelled no through lane. The property has been lovingly maintained and modernised, but still retains many period features. Upstairs there are two large double bedrooms with wardrobes. The downstairs accommodation comprises sitting room with dining area, inner lobby with access to a super bathroom and modern kitchen with white gloss units and access to the rear brick built out building. There is a private driveway and lawned gardens with patio.



LOCATION

Set on a gravelled drive, off of Heath Lane, the property sits in an elevated position offering wonderful far reaching views towards, and beyond, Farnham. The property is a short walk to local shops and schools, as well as giving easy access to local recreation and sporting facilities. Road and rail links are within easy reach and a regular bus service is available.

DIRECTIONS

From Farnham Town Centre take East Street out of town continuing onto the Hale Road and follow through to its completion at the Six Bells roundabout. Take the first exit onto the Farnborough Road, turning left at the first set of traffic lights, onto the Upper Hale Road. After approximately half a mile turn right, into Heath Lane, following the road for several hundred yards where the property will be found on the right hand side, up a short gravel driveway.

COUNCIL TAX

Waverley Borough Council. Council Tax Band C
(Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

Gas heating and mains Services.



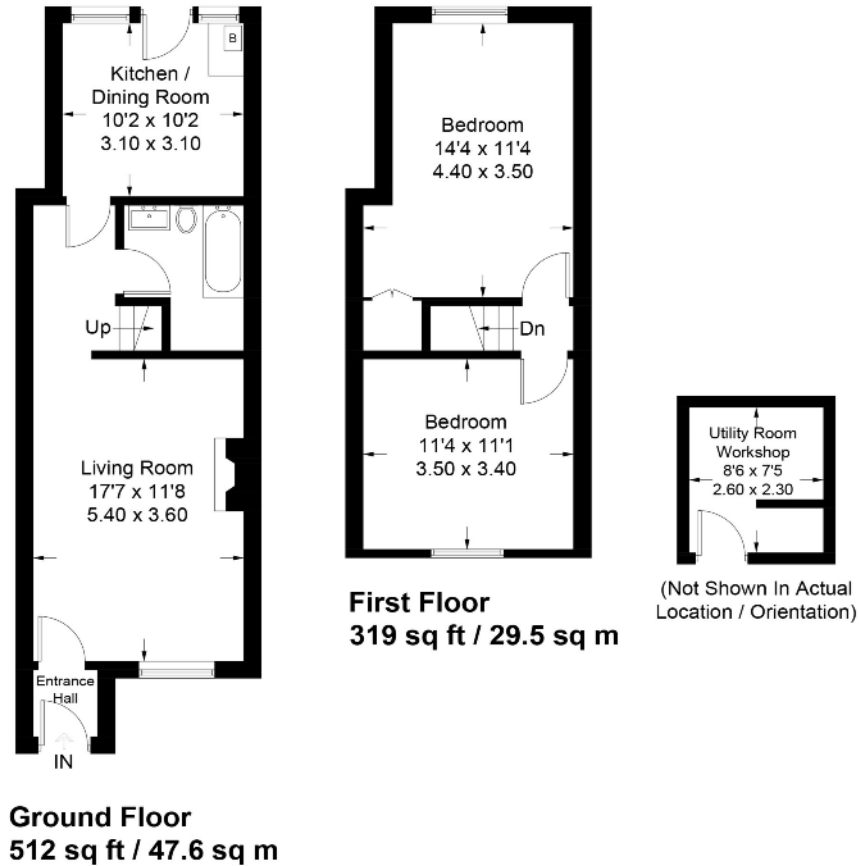
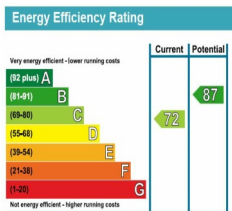


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