



44 Little Green Lane, Farnham

Farnham

Guide Price **£695,000**

ANDREW LODGE

estate agents



44 Little Green Lane

Farnham

A spacious 4 bedroom detached family home offering tremendous scope for improvement and situated in a highly popular location convenient to excellent local schools * No Onward Chain *

- 4 bedrooms
- 3 bath/shower rooms (1 en-suite)
- Sitting room
- Study
- Kitchen
- Cloakroom
- Parking & turning for several vehicles
- Garage (at rear)
- Large garden

Entrance Hall - Staircase to first floor. Understairs storage housing plumbing for washing machine. **Cloakroom** - Two-piece suite.

Sitting Room - Double aspect, pleasant outlook over rear garden, casement double doors to outside.

Bedroom 4/Family Room - Rear aspect, view over rear garden, casement double doors to outside.

Bathroom - Frosted window, panel enclosed bath, mixer tap shower, w.c., pedestal wash hand basin, heated towel rail.



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Kitchen – Double aspect, wealth of eye and base level units, sink unit, worktops, integrated dishwasher, integrated fridge and freezer, gas hob and electric oven, breakfast bar, casement door to outside.

Study – Front aspect.

First Floor Landing – Linen cupboard.

Bedroom – Front aspect. **En-suite shower room** – Fully tiled shower cubicle with glass screen, w.c., wash hand basin with cupboards under.

2 further bedrooms

Bathroom – Corner bath, w.c., pedestal wash hand basin, heated towel rail, cupboard housing Worcester Combi gas fired boiler.

Outside – to the front – Parking on driveway for several vehicles.

Rear garden – Paved patio area to large area of lawn, mature apple tree and enclosed by mature hedging. Gate to pathway leading to detached garage situated to the rear of the property.

Detached Garage – At the rear, accessed from Greenhill Close. Up and over door (not in working order), small driveway and double gates in front of garage.





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Services - All mains services. / Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR 01483 523333. / Council Tax - Band F with an annual charge for the year ending 31.03.26 of £3,584.00. / Tenure - Freehold. / EPC rating - C / Mobile signal available. Ultrafast broadband.

The property is situated to the South of Farnham in a popular established location most convenient to local shops and within a short walk of the highly regarded Weydon Secondary School and St Peter's Primary School. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking. The 6 screen REEL cinema has been a welcome addition to the town set in the new Brightwells Yard Development.

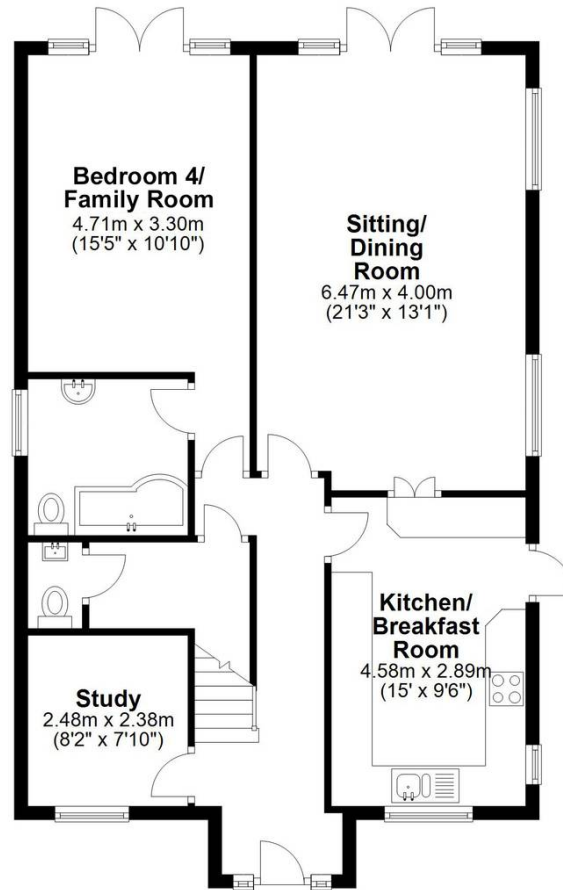
Directions: Leave Farnham via the A287 Firgrove Hill and continue to the top. At the crossroads, turn right onto Ridgway Road and continue over the mini roundabout. At the second mini roundabout turn right into Little Green Lane and the property can be found down on the right hand side.



Little Green Lane, Farnham, GU9 8TB

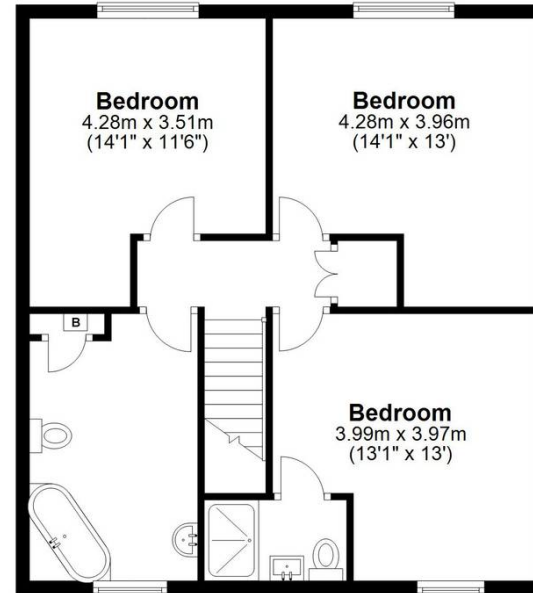
Ground Floor

Approx. 84.1 sq. metres (905.3 sq. feet)

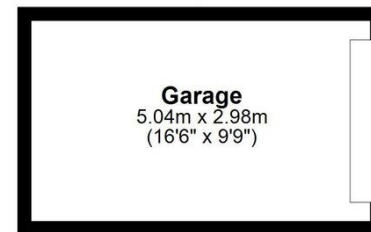


First Floor

Approx. 63.3 sq. metres (680.9 sq. feet)



(Not in position)



House area: approx. 147.4 sq. metres (1586.6 sq. feet)

Garage area: approx. 15.0 sq. metres (161.5 sq. feet)

Total area: approx. 162.4 sq. metres (1748.1 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance
only and must not be relied upon

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