



Farnham

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Offers in excess of £350,000

****No Onward Chain****

****Launch Day 2nd February by appointment only****

An increasingly rare opportunity to purchase a 3 bedroom detached bungalow offering tremendous scope for improvement and potential development subject to planning permission.

- Reception Area
- Sitting Room
- Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Separate w/c
- Plot approximately 0.15 of an acre
- Potential Off Road Parking
- Scope for Improvement/Development S/T/P/P

9 Wellington Lane, Farnham, Surrey, GU9 9BA

LOCATION

- * Farnham town centre and mainline station 2 ½ miles (Waterloo from 53 minutes)
 - * Guildford 10 miles, A3 8 miles
 - * London 40 miles
- (All distances and times are approximate)

SITUATION

- * The property is situated in an established residential lane found convenient to local amenities.

* 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 including Brasserie Blanc, Bill's, Côte Brasserie, Pizza Express and Zizzi. 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.

* Communications are first class with the A31/A3 and mainline station providing links to London and the South coast. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow. Farnham station offers a mainline railway to London Waterloo in under the hour.

DESCRIPTION

* A three bedroom detached character bungalow dating back to approximately 1879, offering tremendous scope for improvement and enlargement with potential for development subject to planning permission. The property occupies a large plot extending to approx. 0.15 of an acre.

KEY FEATURES INCLUDE

* Front Door to:

* Reception Hall- Outlook over gardens, radiator, casement door to lobby with door to outside. Part glazed door to:

* Sitting Room- Rear aspect. Stone fireplace housing gas fire, airing cupboard housing hot water tank and Potterton gas fired boiler. Display shelving and display cupboard set into alcove, radiator.

* Dining Room- Side aspect. Radiator.

* Kitchen- Rear aspect. Single bowl, double drainer sink unit with cupboard and appliance space under, roll edge work surfaces with further cupboards and drawers under, eye level units, built in store cupboards, gas cooker point. Sliding door to:

* Bathroom- Frosted window, panel enclosed bath, mixer tap shower, pedestal wash hand basin. Plumbing for washing machine. Sliding door to w/c.

* Bedroom 1- Side aspect. Radiator, loft access.

* Bedroom 2- Front aspect. Radiator.

* Bedroom 3- Front aspect. Radiator.

OUTSIDE

* Wrought iron gates to gardens.

* Gardens predominately to the front and side of the property, large mature borders and rockery beds. Pathway to front.

* Two brick outbuildings (in need of attention).

GENERAL

- * **Services** - All mains services. Double glazed windows. Gas central heating to radiators.
- * **Local Authority** - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333.
- * **Council Tax** - Band D with an annual charge for the year ending 31.03.19 of £1,887.52.
- * **Tenure** - Freehold.

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* EPC Rating - D (61)

DIRECTIONS

* Leave Farnham via East Street and on into Hale Road. At the Six Bells roundabout take the first exit left into Farnborough Road. At the traffic lights go straight across and on into Heath End. At the next set of traffic lights turn right into Wellington Lane and the property can be found along on the left hand side.

VIEWING

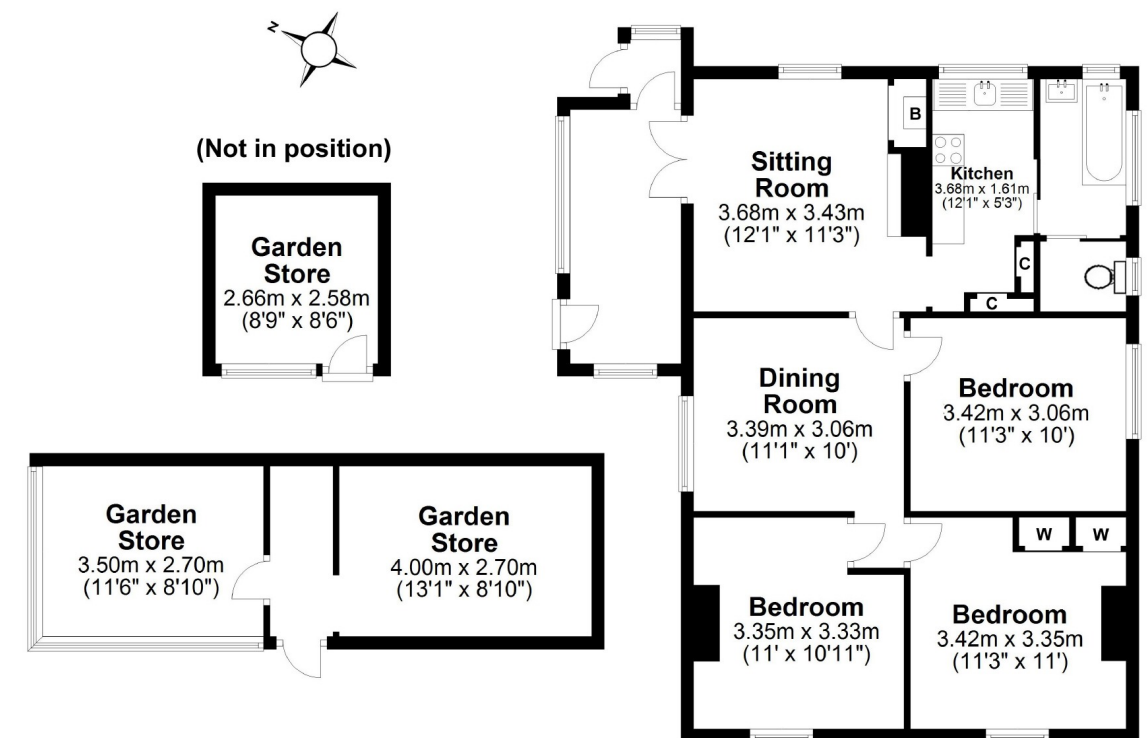
Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

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Ground Floor

Approx. 78.1 sq. metres (840.7 sq. feet)



House area: approx. 78.1 sq. metres (840.7 sq. feet)
Outbuildings area: approx. 29.9 sq. metres (321.8 sq. feet)
Total area: approx. 108.0 sq. metres (1162.5 sq. feet)
This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

ANDREW LODGE
estate agents