



The Oaks, Edgerley Park, Farely Green Guildford, Surrey GU5 9DW

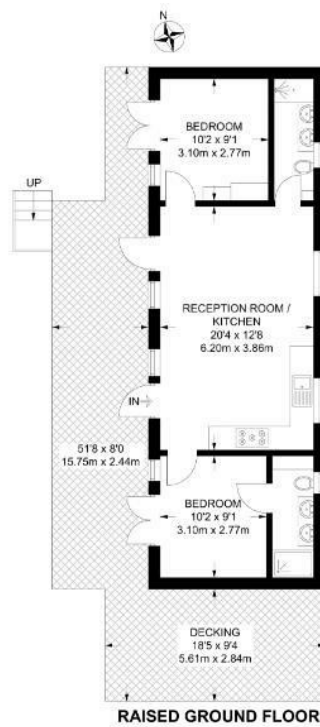
Guide Price £59,000

**\*\*PARK FEES PAID FOR UNTIL MARCH 2025\*\*** A stunningly presented two bedroom, two bathroom Chalet style holiday home located in the heart of the Surrey Hills.



# Description

Situated in the Surrey Hills, this Chalet style lodge is surrounded by beautiful countryside with plenty of walks and local pubs. This property comprises of two double bedrooms, an ensuite to the master bedroom, large open plan living room, modern fitted kitchen and modern family bathroom. Further benefits include a private sun terrace and off street parking for one car. Enjoy the swimming pool, gym, tennis court and cafe, with easy access to local amenities a short drive away.



**RAISED GROUND FLOOR**  
**APPROXIMATE GROSS INTERNAL AREA**  
**540 SQ FT / 50.2 SQ M**  
 This plan has been drawn for illustrative and identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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