



## 12a Upper Hale Road , Farnham, GU9 0NJ

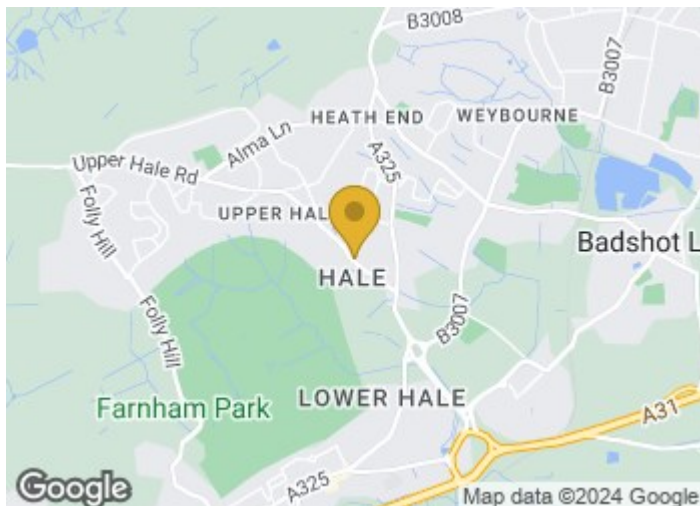
An exciting opportunity to purchase a brand new detached 3 bedroom house on a small development of just 3 quality brand new highly energy efficient detached houses by local building company Kelly's Developments. The houses are situated close to Farnham park, local schools, shops and a short drive to Farnham town centre. Internal photographs of the show house.

**Price Guide £650,000**

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- Entrance hall and cloakroom
- Fitted Kitchen/dining room and utility room
- 2 further double bedrooms and a good sized landing and loft with ladder and light
- Enclosed rear garden with patio
- Sitting room
- Under floor heating to ground floor, air source heat pump and solar panels
- Bathroom
- Study
- Bedroom 1 with en suite shower room and dressing room
- Driveway parking with electric charging point



[Directions](#)

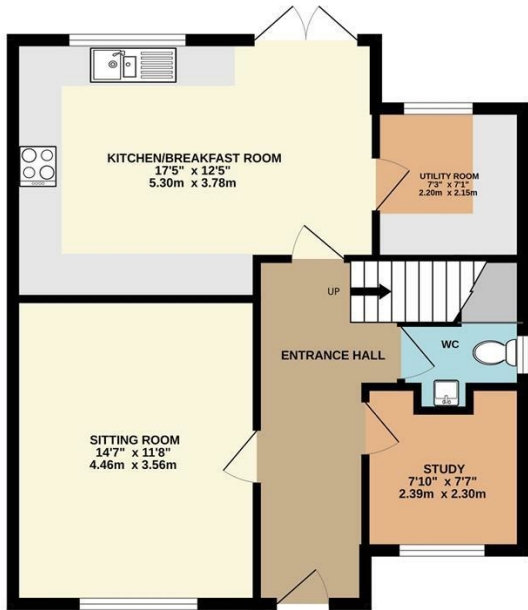




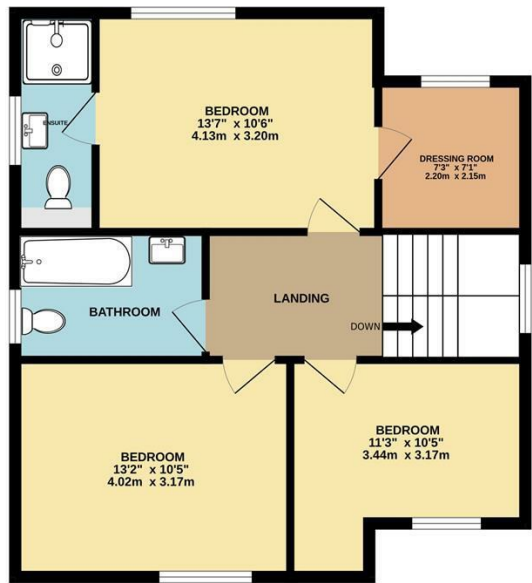


# Floor Plan

GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                   | Current                 | Potential |
|--|-------------------------|-----------|
| Very energy efficient - lower running costs<br>A (92 plus) |                         |           |
| B (81-91)  |                         |           |
| C (69-80)  |                         |           |
| D (55-68)  |                         |           |
| E (39-54)  |                         |           |
| F (21-38)  |                         |           |
| G (1-20)<br>Not energy efficient - higher running costs    |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 | Current                 | Potential |
|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>A (81 plus) |                         |           |
| B (69-80)  |                         |           |
| C (55-68)  |                         |           |
| D (39-54)  |                         |           |
| E (21-38)  |                         |           |
| F (1-20)<br>Not environmentally friendly - higher CO <sub>2</sub> emissions    |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |