



## 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



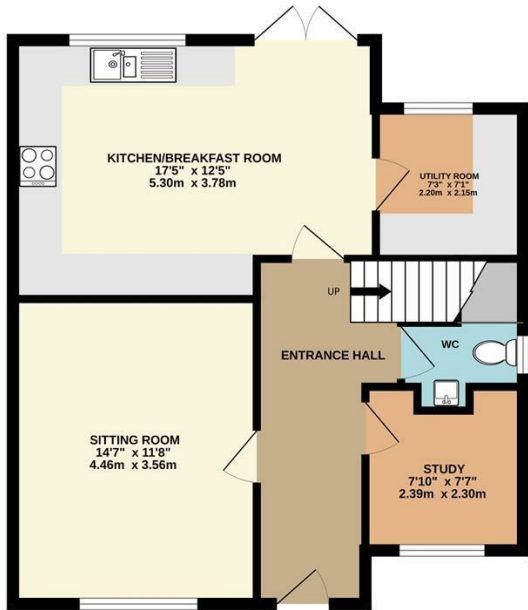
[Directions](#)



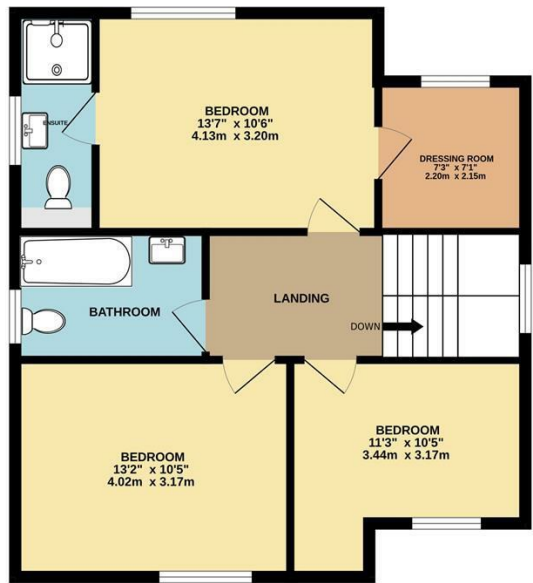


# Floor Plan

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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 A (81 plus)		
B (69-80)		
C (55-68)		
D (39-54)		
E (21-38)		
F (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	