



## 21 Middle Bourne Lane

Lower Bourne, Farnham, GU10 3NE

A modern well laid out three bedroom two bathroom semi-detached bungalow which has undergone total modernisation to create spacious open plan living. Situated on a popular quiet South Farnham lane the property benefits from garden to the front with ample level parking and a recently enhanced courtyard and storage area to the rear.

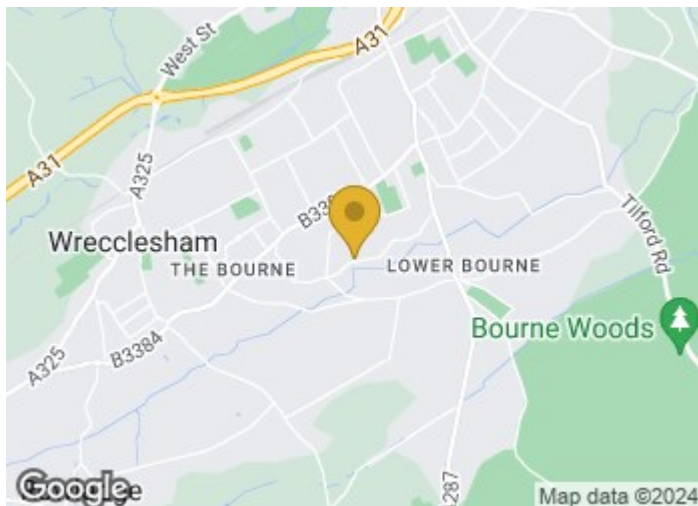
**Price Guide £565,000**

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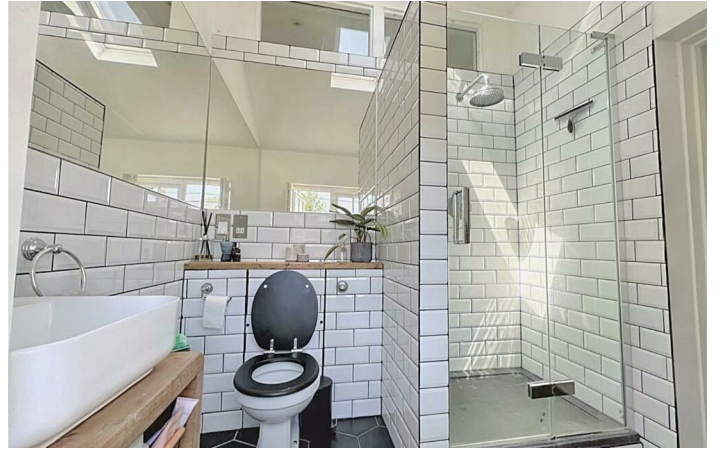
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- Entrance hall
- Open plan living
- Sitting room
- Driveway parking
- Three bedrooms
- Kitchen/breakfast bar
- Family bathroom
- Master en-suite
- Dining area
- Front garden/rear courtyard



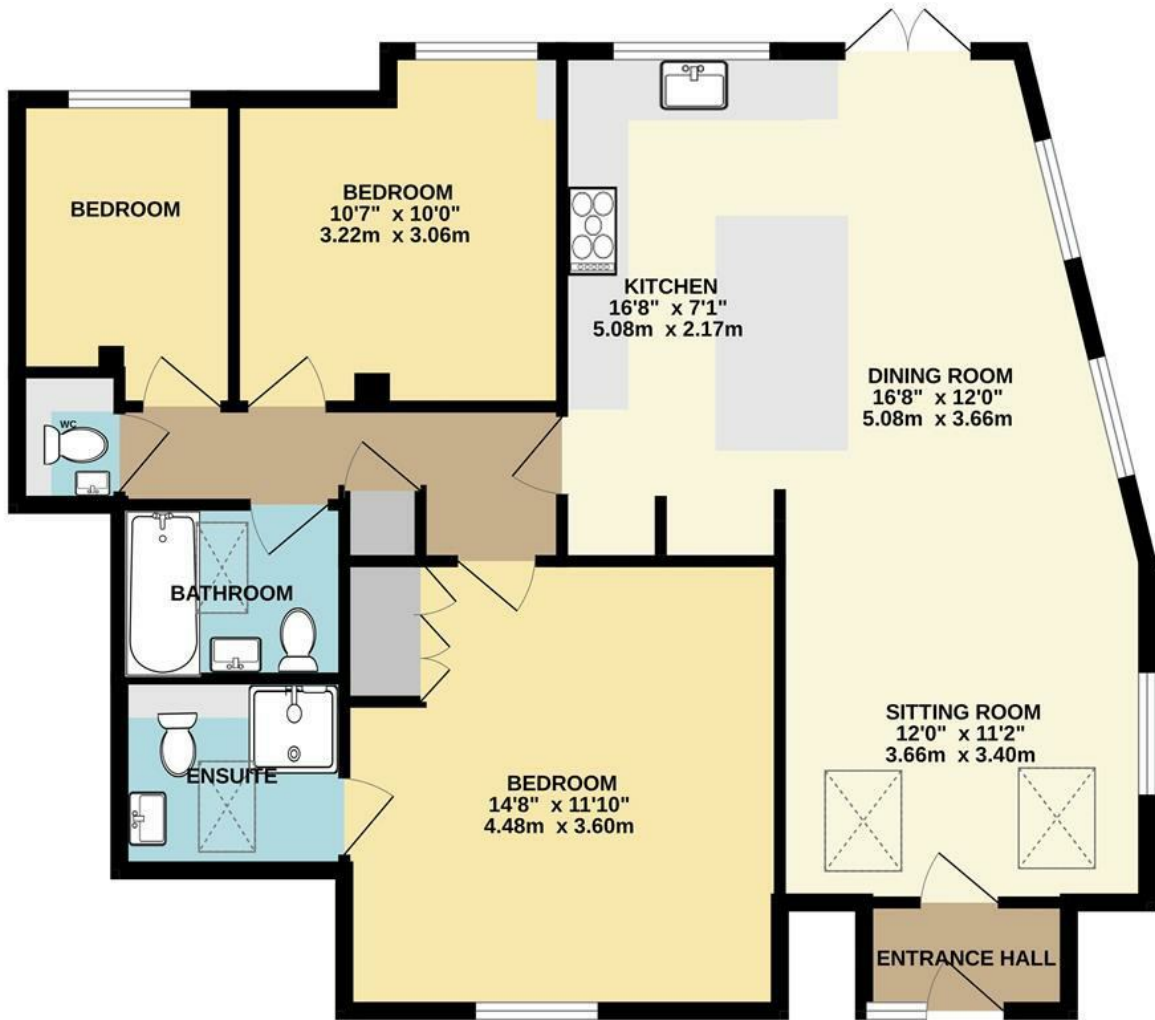
[Directions](#)





# Floor Plan

GROUND FLOOR  
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		72	87			69	85