



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 3 houses are situated close to Farnham park, local schools, shops and a short drive to Farnham town centre. CGI front photograph. Prices from £650,000. Please contact James Grundy for further information.

Prices From £650,000

Upper Hale Road

, Farnham, GU9 0NJ



- 3 Brand new detached houses
- Kitchen/dining room with utility room
- Family bathroom, good sized landing and loft with ladder and light
- 10 year build warranty
- Entrance hall and cloakroom
- Bedroom 1 with ensuite shower and en suite dressing room
- Under floor heating to ground floor, air source heat pump and solar panels
- Sitting room and study
- 2 further double bedrooms with wardrobe cupboards
- Front and rear garden with patio and driveway parking with electric charging point



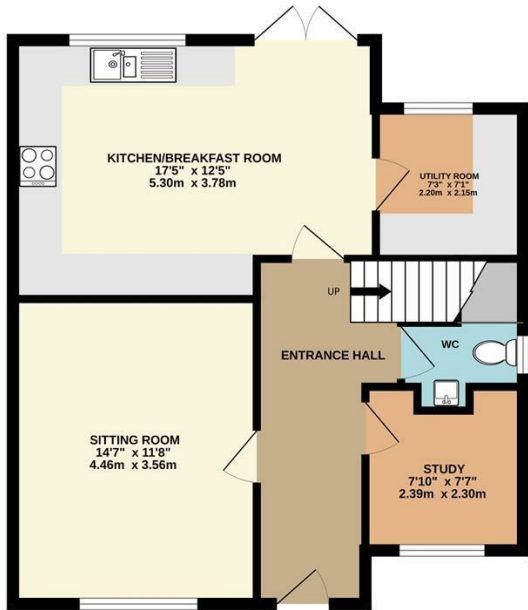
[Directions](#)



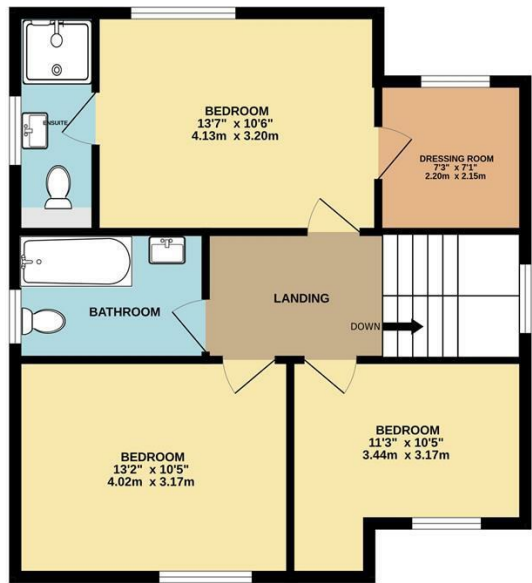


Floor Plan

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