

## 10a Upper Hale Road , Farnham, GU9 0NJ

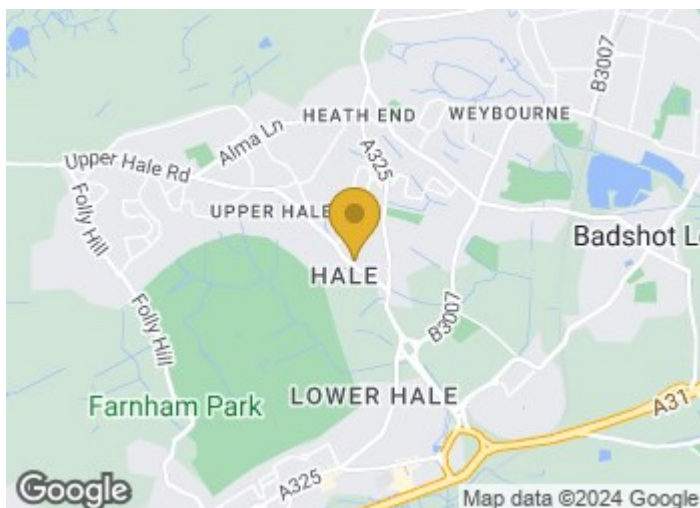
A brand new 3 double bedroom detached house being one of three built by Kelly's Developments. The quality built house comes with air heat source pump and solar panels and underfloor heating to the ground floor. The well laid out accommodation includes a kitchen/dining room, sitting room, study, cloakroom and utility room. On the first floor bedroom 1 has an en suite shower room and en suite dressing room. 2 further double bedrooms and family bathroom. Outside driveway parking and front and rear garden.

**Price Guide £680,000**

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- Entrance hall and cloakroom
- Study
- Family bathroom
- Under floor heating to the ground floor, solar panels , air source heat pump
- Sitting room
- Bedroom 1 with en suite shower and en suite dressing room
- Driveway parking
- Kitchen/dining room and utility room
- 2 further double bedrooms
- Front and rear garden



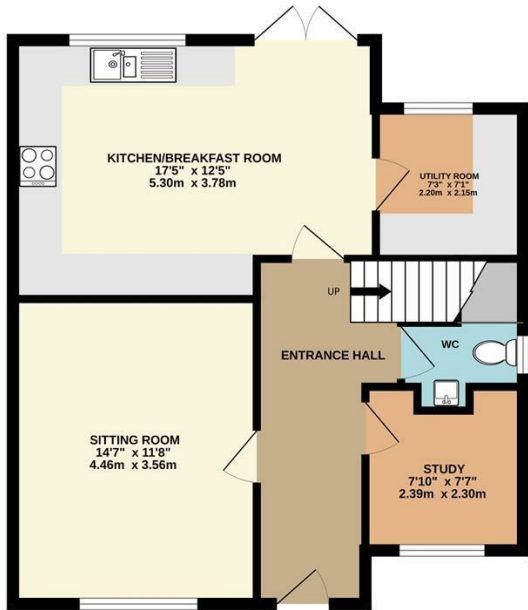
[Directions](#)



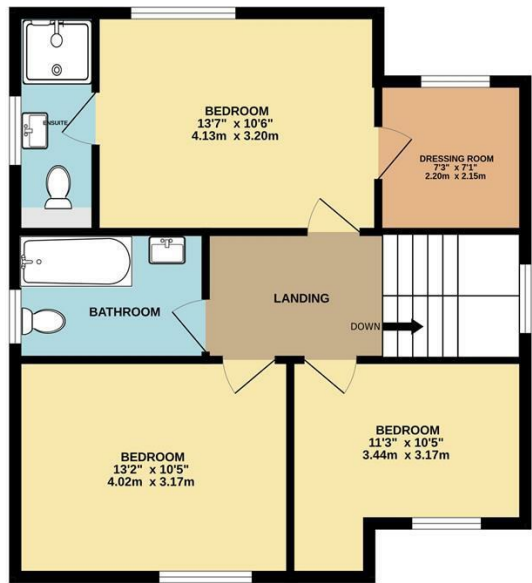


# Floor Plan

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	Environmental Impact (CO <sub>2</sub> ) 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			 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> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	