



## 24 Folly Lane North , Farnham, GU9 0HX

A 2 bedroom character terraced cottage with lovely rear views and a good sized garden situated close to Farnham park and local amenities.

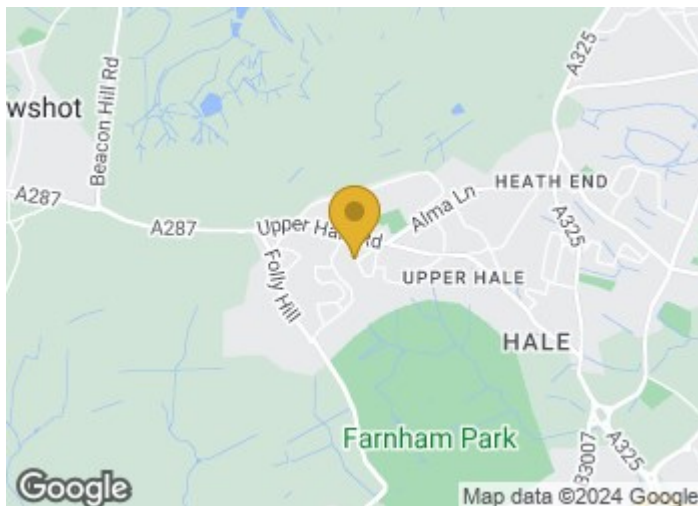
**Price Guide £343,000**

# 24 Folly Lane North

, Farnham, GU9 0HX



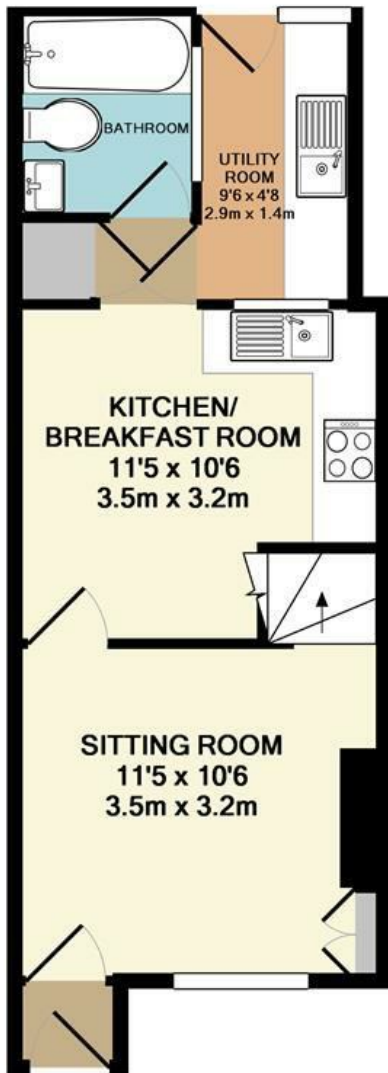
- Great rear views
- Bathroom
- Good sized rear garden with patio
- Sitting room
- Utility room
- Close to Farnham Park and local amenities
- Kitchen/breakfast room
- 2 double bedrooms
- No onward chain



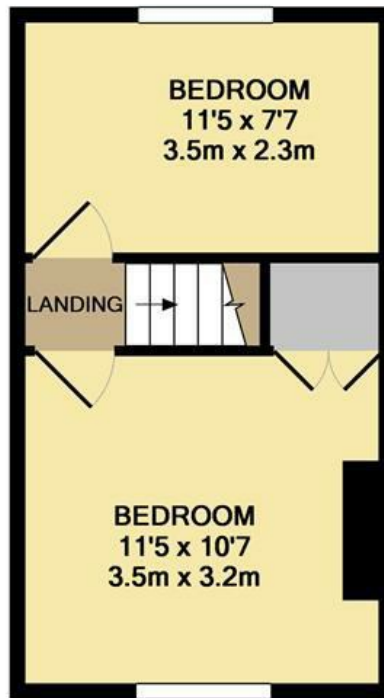
[Directions](#)



# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 235 SQ.FT.  
(21.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (82 plus)	91	Very environmentally friendly - lower CO <sub>2</sub> emissions A (81-91)	92
B (69-81)		B (69-81)	
C (55-68)	67	C (55-68)	65
D (39-54)		D (39-54)	
E (21-38)		E (21-38)	
F (11-20)		F (11-20)	
Not energy efficient - higher running costs G		Not environmentally friendly - higher CO <sub>2</sub> emissions G	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC