



## 20 Waynflete Lane , Farnham, GU9 7BH

Offered with no onward chain. A 3 bedroom semi detached house situated on the outskirts of Farnham Town with a good sized garden and garage. The house offers potential to enlarge (stpp) and update if needed.

**Price Guide £395,000**

# 20 Waynflete Lane

, Farnham, GU9 7BH



- Entrance hall
- Separate cloakroom
- Front and rear garden
- Situated on the outskirts of Farnham town
- Sitting room
- Kitchen/breakfast room
- Single garage
- Ground floor shower room
- 3 bedrooms
- Potential to enlarge ( stpp). Boarded loft

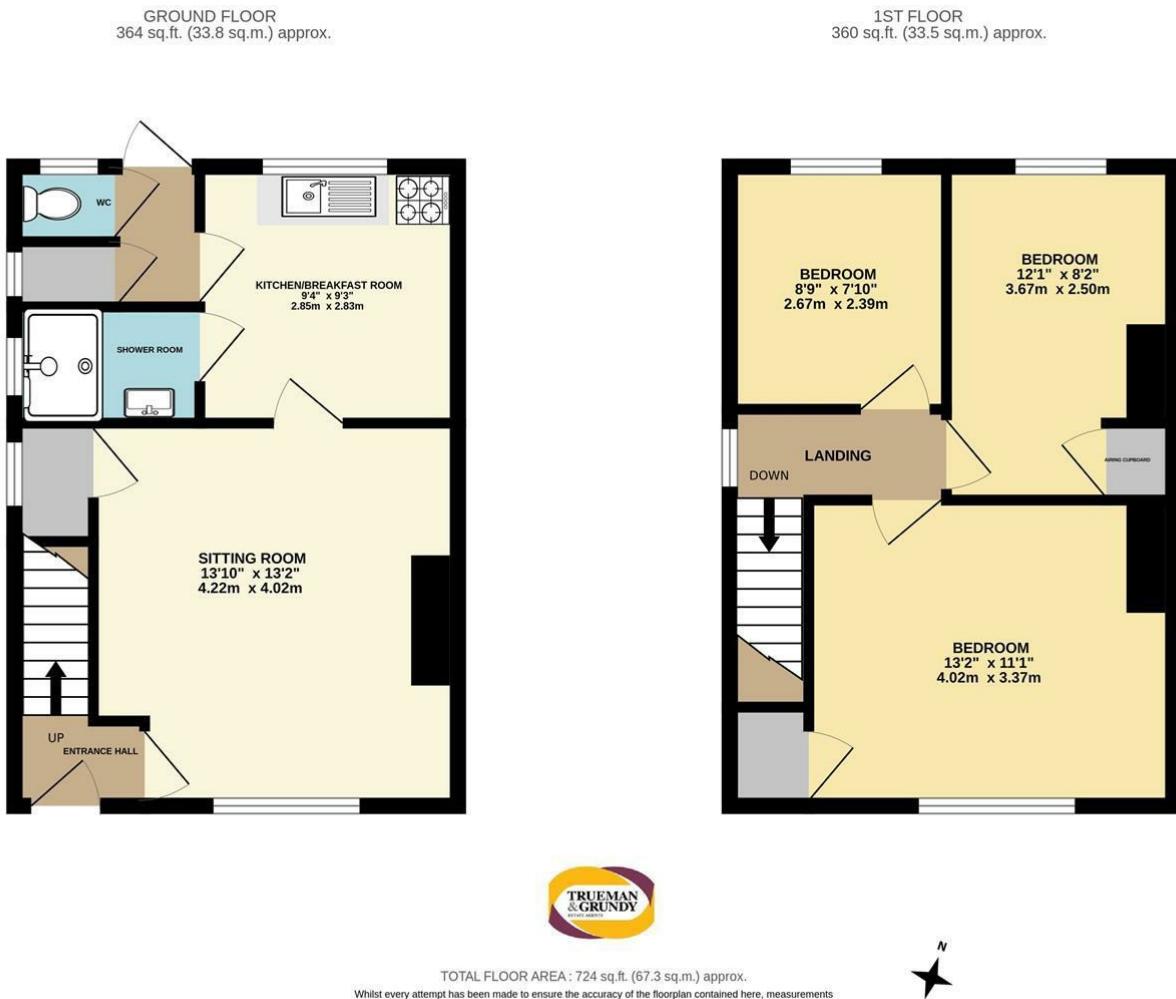


## Directions

From Farnham town proceed out along West Street, turning right into Crondall Lane. Proceed up the road taking the second turning on the left into Waynflete Lane , where the house will be found on the right hand side.



## Floor Plan



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 firms 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 (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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