



## 14 Lynch Road , Farnham, GU9 8BZ

A rare opportunity to purchase a most attractive detached character family house offering potential for improvements and enlargement (stpp). The property enjoys a good sized garden with a detached single garage and driveway parking, the whole extending to approximately 0.22 of an acre. The house is located on a prime residential road and is within walking distance of sought after local schools, Farnham mainline railway station and the town centre with its shops, restaurants, cafes and cinema.

**Price Guide £1,300,000**

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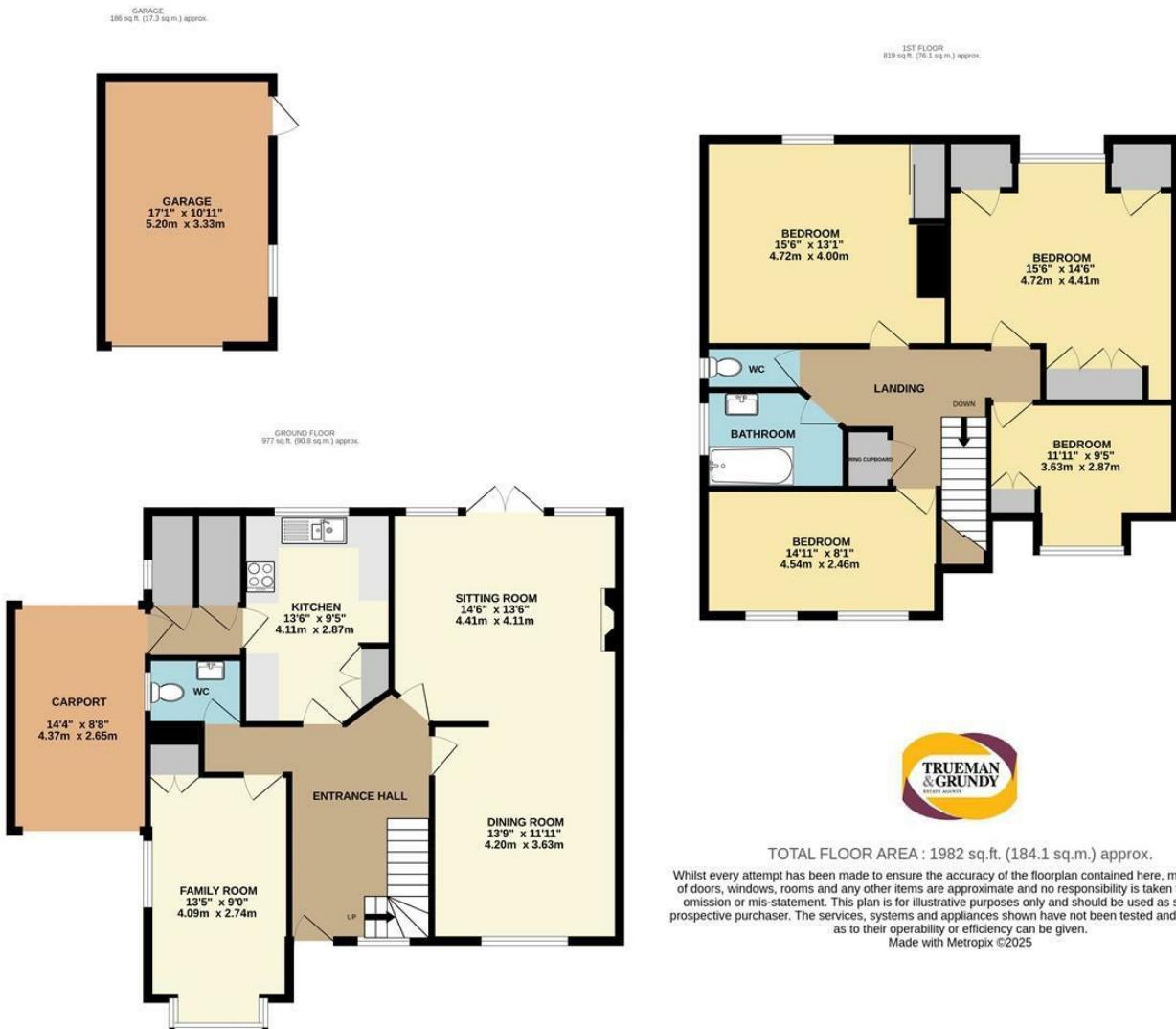
- Prime south Farnham road
- Double aspect sitting/dining room
- Bathroom
- Potential to update and extend ( STPP)
- Close to Farnham town, station and schools
- Kitchen and Family room
- Front and southerly facing rear garden of about 0.22 acre
- Entrance hall with cloakroom
- 4 bedrooms
- Carport and single garage with driveway parking



Directions  
SAT NAV GU9 8BZ



## 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	45	
(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		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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