



ESTATE AGENTS



Heath Lane, Farnham, Surrey

Price Guide £399,950

## Heath Lane, Farnham, Surrey

A truly lovely extended character cottage, originally built in the 1850s, located in a quiet lane in Farnham, with off street parking for two vehicles. The property retains many original features and has the most wonderful far reaching vista.

Freehold  
Council tax band C

- Two double bedrooms
- Entrance porch
- Driveway parking
- 20' living room with feature fireplace
- Kitchen/dining room
- Fantastic location
- Good local amenities
- South facing garden with views
- Double glazed windows
- Gas central heating



# Floor Plan

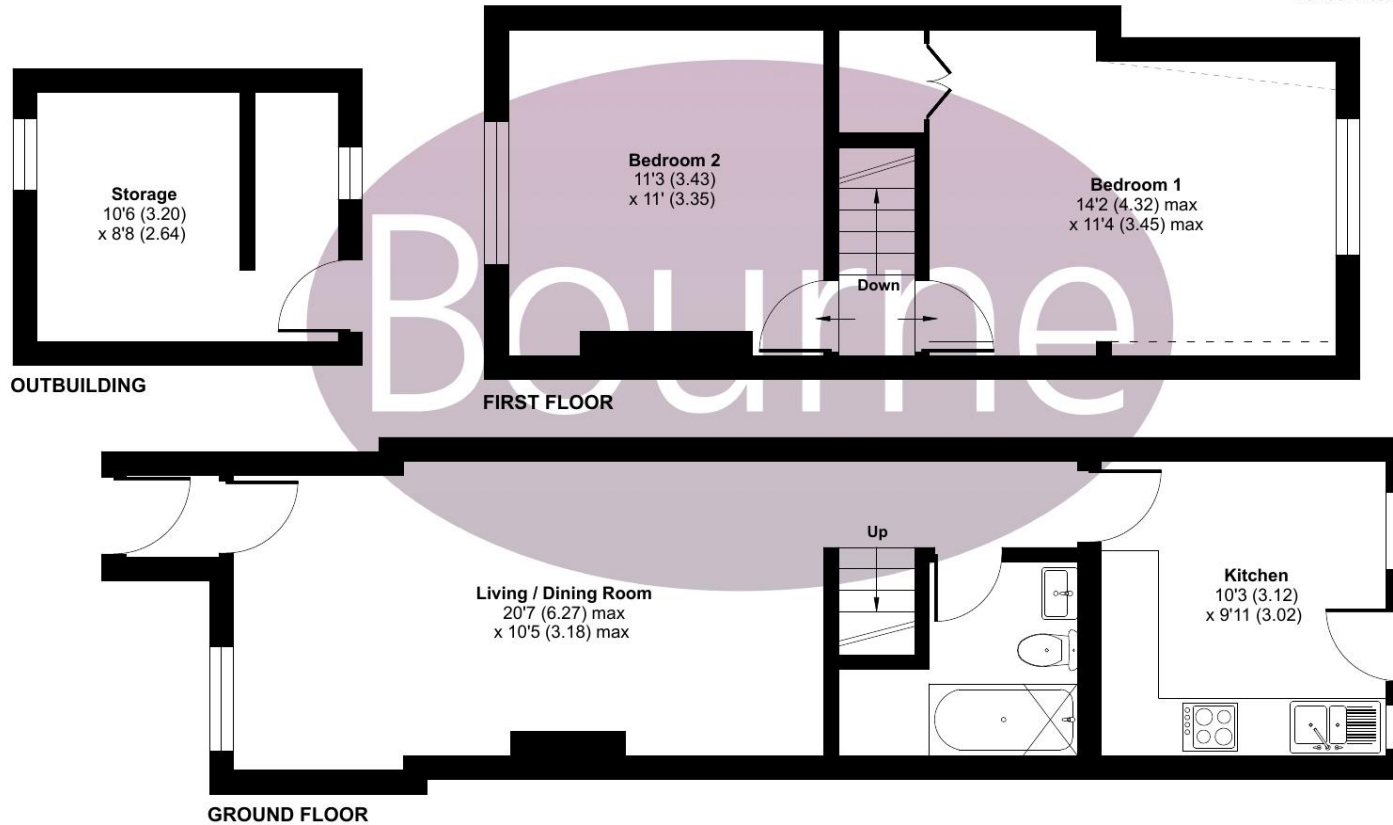
## Heath Lane, Farnham, GU9

Approximate Area = 731 sq ft / 68 sq m  
Limited Use Area(s) = 9 sq ft / 1 sq m  
Outbuilding = 91 sq ft / 8 sq m  
Total = 831 sq ft / 77 sq m

For identification only - Not to scale



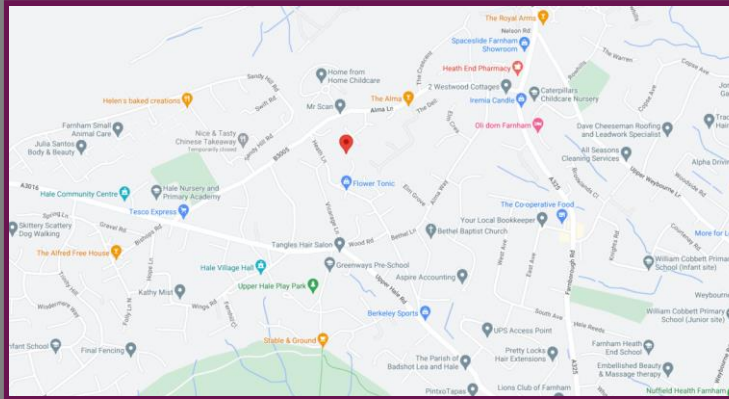
Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Bourne Estate Agents. REF: 892256

# Location

The property is on Heath Lane, which is off of Upper Hale Road, close to local pubs, schools & amenities. Farnham station is approximately 1.6 miles away.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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