



Price Guide £579,950

Farnham

28 Downing Street, Farnham, Surrey GU9 7PD  
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London

Representative Office  
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020 7079 1400

***A most attractive character 3 bedroom Victorian end of terrace set on a fine, well screened and established large garden plot convenient to all amenities***

- 3 bedrooms
- 2 bathrooms
- Sitting room
- Dining room
- Kitchen/breakfast room
- Drive with parking for 2 vehicles
- Delightful grounds
- Well stocked gardens with distant views

20 Bethel Lane, Farnham, Surrey, GU9 0QA

### DESCRIPTION

\* A most attractive 3 bedroom Victorian character end terrace house set on a fine plot with parking, distant views and convenient to all amenities.

### KEY FEATURES INCLUDE:

- \* Some original features with fireplace and some sash windows.
- \* Timber floors.
- \* Entrance lobby and boiler cupboard.
- \* Sitting room - Victorian style open fireplace, book shelves.
- \* Dining room - double aspect with French doors to garden.
- \* Fitted kitchen/breakfast room - range of eye level and ground level units, worktops, inset one and half bowl sink unit, space for cooker and fridge freezer.
- \* Ground floor 2nd bathroom with bath, WC and wash hand basin.
- \* Stairs to first floor - landing.
- \* Bedroom 1 with built-in wardrobes, and a further 2 bedrooms.
- \* Family bathroom with bath, mixer tap and shower attachment, WC and wash hand basin.

### OUTSIDE

- \* Parking for 2 cars, side access to delightful and good size well screened established garden.
- \* Lawn, patios, gravelled area, excellent range of shrubs, well stocked flower borders, trees, hedgerows and fencing. Greenhouse, shed and workshop, distant views.
- \* Outside office with power and light.

### GENERAL

- \* **Services** - All Mains Services. Gas central heating to radiators.
- \* **Local Authority** - Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333.
- \* **Council Tax** - Band D with an annual charge for the year ending 31.03.22 of £2,092.81
- \* **EPC Rating** - E
- \* **Tenure** - Freehold

### SITUATION

\* The property is set within walking distance of Farnham's historic deer park offering over 300 acres of beautiful open countryside, great for walking and cycling. The property is in close proximity to local facilities, including a Tesco Express, veterinary surgery, hairdresser, choice of restaurants, public house and an active village hall and scout hut within a few minutes walk. The property is also a short drive from Farnham town centre.

\* There is an excellent choice of both state and private schools in the area including Folly Hill, William Cobbett Primary School, All Hallows Catholic School, South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield.

\* Communications are first class with the A31 and mainline station about 2 miles and the A3 about 7 miles. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.

### LOCATION

- \* Farnham 2½ miles, mainline station 2½ miles (London Waterloo from 53 minutes)
  - \* Guildford 9 miles, A3 6 miles, A31 1 mile
  - \* M3 (Junction 4) 9 miles, London 40 miles
- (All distances and times are approximate)

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### DIRECTIONS

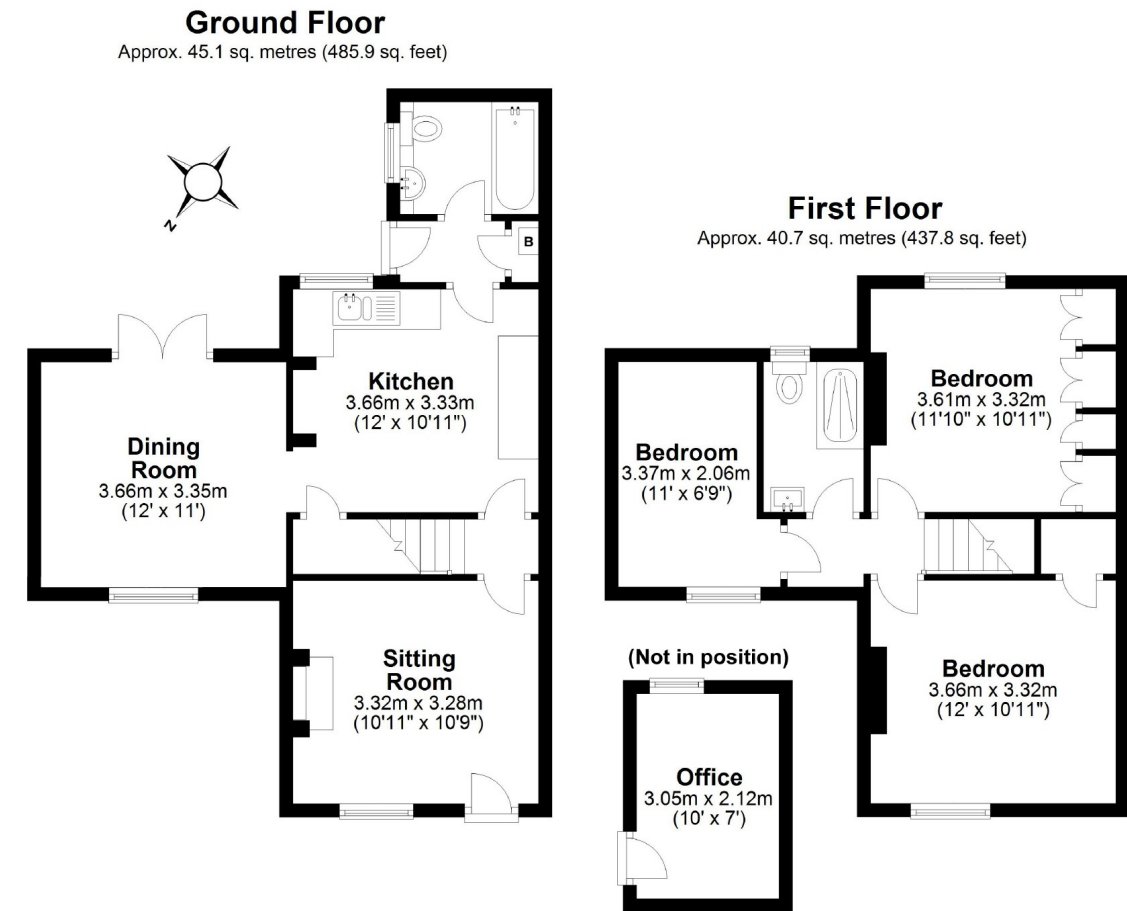
\* Leave Farnham via East Street and continue on into Hale Road. At the Six Bells roundabout take the first exit left onto the Farnborough Road. At the traffic lights, turn left into Upper Hale Road. Take the third turning right into Heath Lane and fork right into Bethel Lane where number 20 can be found on the right hand side.

### VIEWING

**Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.**

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

## Bethel Lane, Farnham, GU9 0QA



Total area: approx. 85.8 sq. metres (923.7 sq. feet)  
This plan is for layout guidance only.  
Measurements are for general guidance  
only and must not be relied upon

ANDREW LODGE  
estate agents