



Alden Copse, Farnham,
£525,000

CLARKE  GAMMON
WELLERS

25 ALDEN COPSE
FARNHAM GU10 1FB

£525,000

- Exceptional Wooden Heart of Weybridge kitchens

Integrated appliances

Designer floor and wall tiling by Porcelanosa

Traditional brick and block construction

Help to Buy available on selected homes
- Quartz worktop and up stands

Designer white sanitaryware by Roca

Two parking spaces PLUS garage

Pre-wired for CAT 6 and charging point

10 Year NHBC Warranty



THE PROPERTY

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THE GROUNDS

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SITUATION

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

The Hankley - PLOTS 19 & 20

LOCAL AUTHORITY

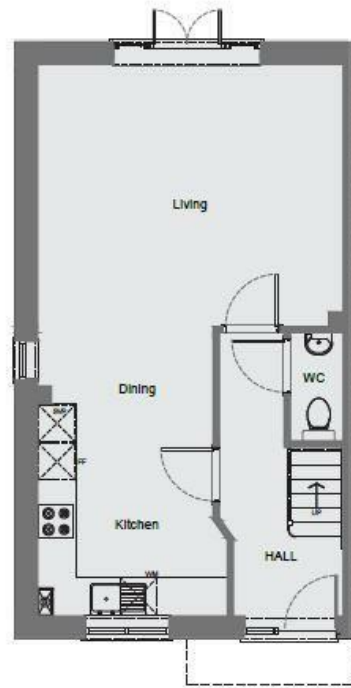
COUNCIL TAX

Band

SERVICES

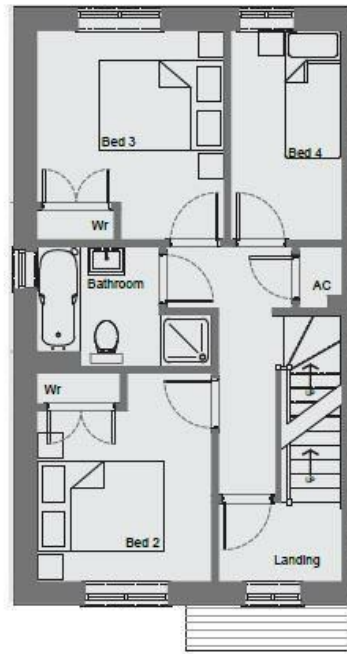
Mains water, electricity, mains drainage
gas central heating

14th December 2020



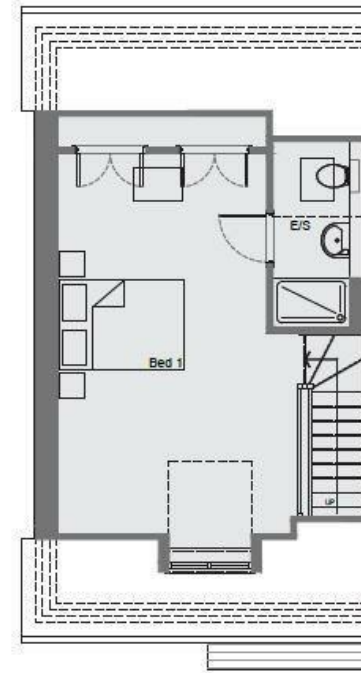
GROUND FLOOR

LIVING ROOM	4.905m x 4.194m	16'1" x 13'9"
KITCHEN/DINING	4.647m x 2.817m	15'3" x 9'3"



FIRST FLOOR


BEDROOM 2	3.356m x 2.813m	11'0" x 9'3"
BEDROOM 3	3.364m x 3.014m	11'0 1/2" x 8'8"
BEDROOM 4	3.367m x 1.791m	11'0 1/2" x 5'10 1/2"



SECOND FLOOR

BEDROOM 1	5.276m x 3.349m	17'4" x 11'0"
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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 	

CGW GUILDFORD OFFICE

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DIRECTIONS

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

 **MAYFAIR**
OFFICE GROUP

CLARKE  **GAMMON**
WELLERS