Bridges

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Three Bedroom Semi-Detached House

Alma Lane, Farnham, Surrey, GU9 0LT

Offers in Excess of: £500,000

- Three Bedrooms
- Substantial Plot
- Beautiful Garden
- Close to Farnham Park
- Close to Popular Schools
- Close to Caesars Camp
- Scope to Extend STPP
- EPC: D (66)

Description

Occupying a generous plot within the ever-popular Upper Hale area, this attractive semi-detached period home dates back to around 1860 and offers a wonderful blend of character, practicality and scope for future enhancement. Set within easy reach of Farnham town centre and the mainline station, the property enjoys a sizeable south-facing rear garden extending to approximately 120ft, a gated driveway providing parking for multiple vehicles and an impressive triple-bay garage/outbuilding.

The accommodation is bright and well-balanced throughout. The dual aspect living room is full of charm and features an open fireplace as its focal point, while the kitchen/dining room overlooks the established rear garden and presents an exciting opportunity for personalisation. On the first floor are three bedrooms, comprising two double bedrooms and a well-sized single bedroom. Plenty of natural light is provided throughout by the property's dual aspect windows, while a modern first floor cloakroom adds further convenience.

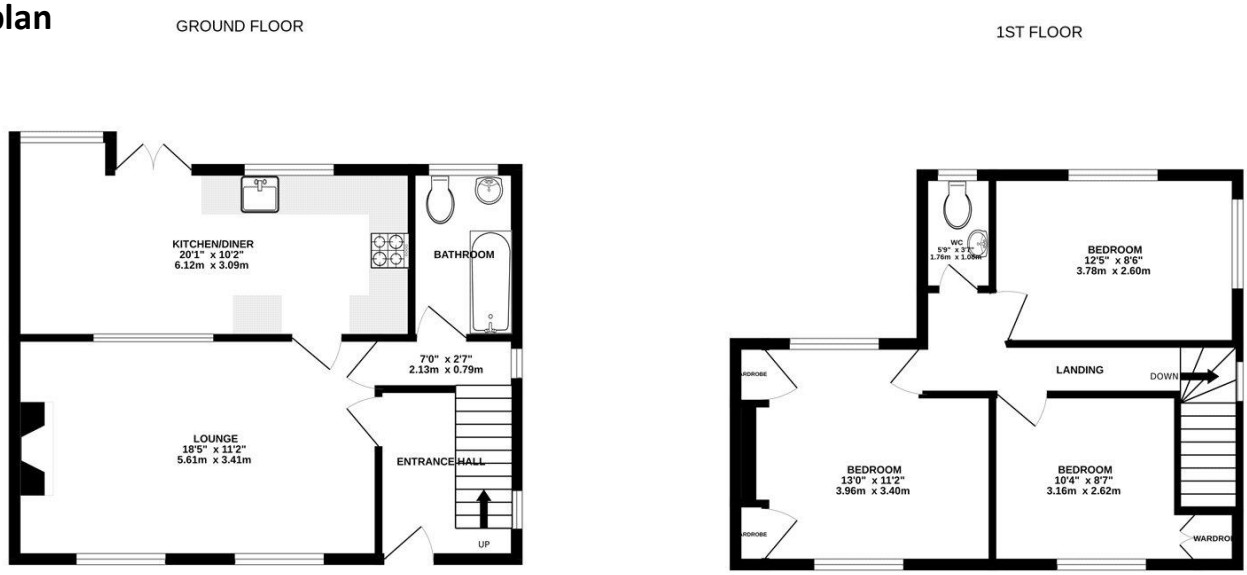
Outside

Outside, the private south-facing garden has been lovingly maintained and provides an ideal space for entertaining, relaxing or family life, with mature planting, well-stocked borders and plenty of room for children and pets to enjoy.

Additional benefits include solar panels, gas fired central heating and excellent potential to extend the property, subject to the necessary planning permissions. Opportunities exist to extend both to the rear and to the side, utilising part of the driveway area, which currently provides parking for several vehicles.

To view the Material Information Certificate for this property please click **Here** or contact us to request a copy.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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