



## Three Bedroom Detached House

**Folly Lane North, Farnham, Surrey, GU9 0HX**

Guide Price: £625,000

- Three Bedrooms
- Detached
- Double Garage
- Versatile Living
- Close to Popular Schools
- Driveway Parking
- Double Garage
- EPC: D (64)





## Description

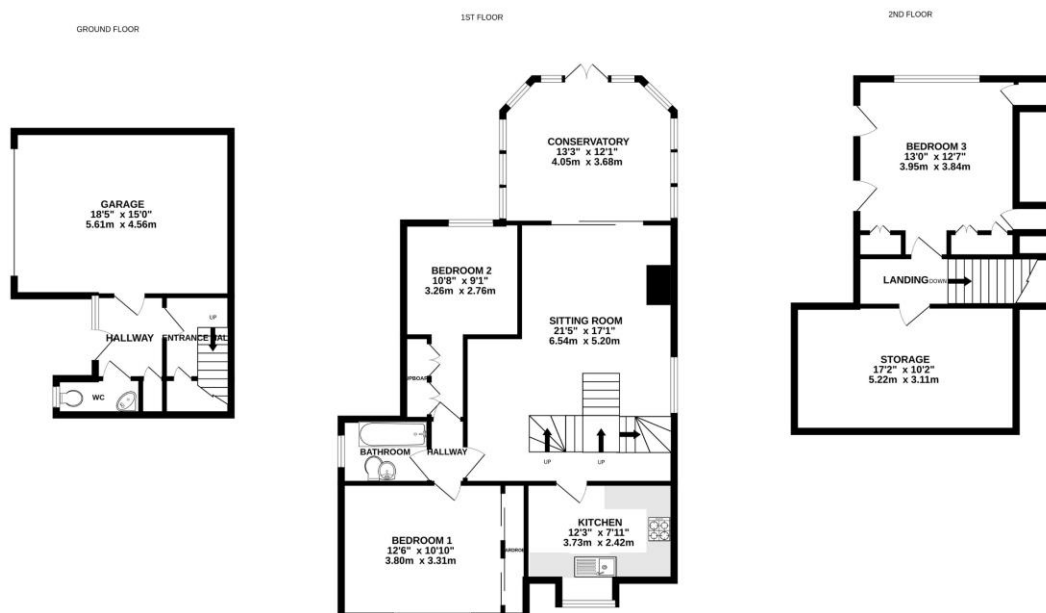
Situated along a quiet lane on the fringe of Farnham Park, a unique and individual detached property, that has flexible spacious accommodation and is presented with no onward chain. The property has three distinct levels, providing a flexible and practical layout - with the majority of the accommodation arranged on one level. To the lower ground floor, a spacious entrance hall has good storage cupboard and a cloakroom, with door into the double garage - as well as stairs to the first floor. The first floor boasts a light and airy living room, modernised kitchen and two double bedrooms - alongside a bathroom and a large conservatory that leads to well established and private rear garden. From the living room, there is a staircase to a further double bedroom, study area and large loft space - offering potential to extend subject to planning permission. Give us a call today to book your viewing!

## Outside

A mature and well stocked garden provides a sanctuary to escape to and unwind., it is enclosed and is not overlooked, allowing a great sense of privacy, there is a side access gate. The front of the property is walled and has double gates to a large block paved driveway. There is also a double garage with power and light and up and over door.

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.  
Made with Metreplex 5/2025



**TO ARRANGE A VIEWING PLEASE CONTACT:**  
Tel: **01252 361550** or Email: **info@bridges.co.uk**



**Important Notice** - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.