



Three Bedroom Detached Bungalow

Wellington Lane, Farnham, Surrey, GU9 9BA

Guide Price: £450,000

- Two/Three Bedrooms
- Detached Bungalow
- No Onward Chain
- Recently Constructed
- Potential for a Loft Conversion (STPP)
- Modern Kitchen with Integrated Appliances
- Driveway Parking
- EPC: B (83)



Description

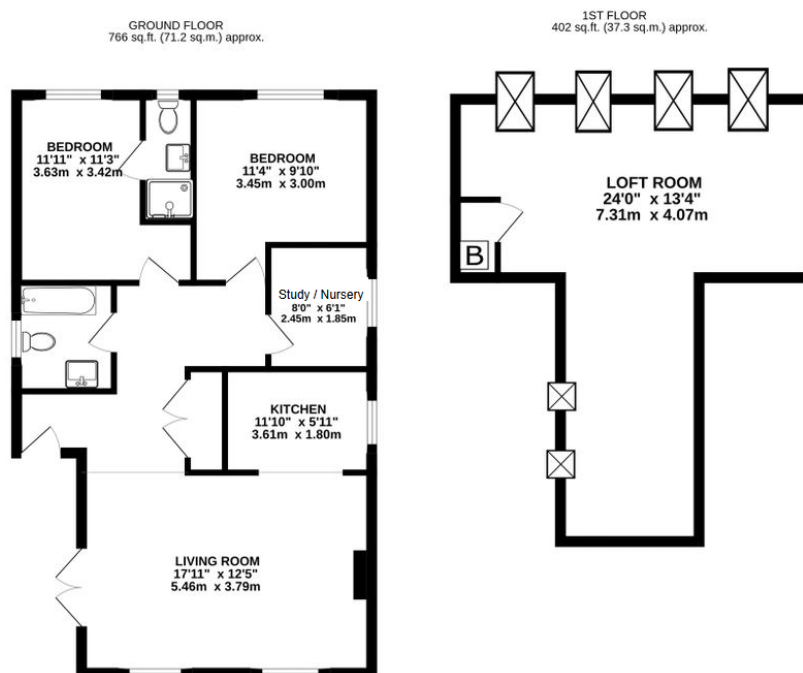
Recently constructed and finished to a high standard throughout, this two-bedroom detached bungalow with an additional study/nursery is set along a peaceful lane within walking distance of sought-after schools. Offered to the market with no onward chain, it presents an excellent opportunity for a variety of buyers. The heart of the home is a stunning open plan kitchen/living/dining room, enjoying a double aspect that floods the space with natural light. The contemporary kitchen is fitted with integrated appliances and flows seamlessly into the living area, which features an open fire and patio doors leading out to a private terrace. The property further benefits from two well-proportioned bedrooms, with the principal bedroom boasting a modern en suite. A third versatile room offers the ideal space for a study or nursery, while a stylish three-piece family bathroom completes the accommodation. Additionally, the partially converted loft provides exciting scope for future development, with potential to create further living space once a staircase and finishing touches are added.

Outside

To the front of the property, there is off-road parking for multiple vehicles, complemented by an EV charging point. A generous patio area and neatly kept lawn add to the appeal, providing both practicality and an inviting first impression.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

Floorplan



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 sq.m.) approx.

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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