



## Three Bedroom Semi-Detached House

**Lower Weybourne Lane, Badshot Lea, Farnham, Surrey, GU9 9LF**

Price: £435,000

- Three Bedrooms
- Semi-Detached Home
- Family Bathroom and En Suite
- Open Plan Living
- South-West Facing Garden
- Driveway Parking
- Close to Popular Schools
- EPC: TBC



## Description

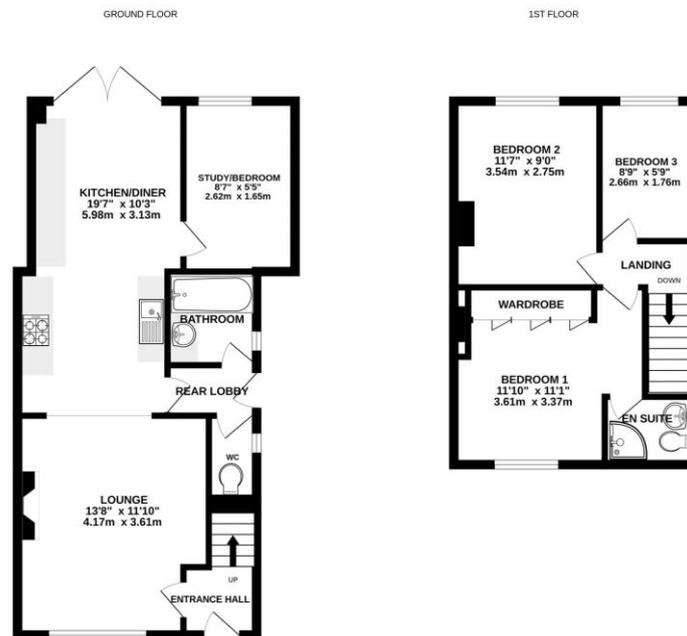
Ideally positioned on Lower Weybourne Lane, close to popular schools for all ages, is this well-presented three bedroom semi-detached family home offering generous off-road parking and a south-west facing rear garden. The property benefits from excellent and free-flowing living accommodation, with open plan spaces that work perfectly for modern family life. The lounge features a charming log burner and flows seamlessly through to the extended kitchen/dining area, creating a bright and sociable space that leads directly out to the garden. The kitchen is well-appointed with integrated appliances including a hob, oven and dishwasher. From the dining area, there is a versatile ground floor study which could also be utilised as a fourth bedroom if required, alongside a ground floor bathroom and separate WC. To the first floor are three bedrooms, with bedroom one benefitting from built-in wardrobes and access to an en suite shower room. Further advantages include a recently installed boiler within the last year, complete with Hive smart heating controls. Conveniently located near the village green and a range of local amenities, the property is also approximately 1.4 miles from the nearest train station, offering direct links to London Waterloo in under an hour making it ideal for commuters. A fantastic opportunity to secure a well-balanced family home in a sought-after Farnham location.

## Outside

To the front of the property there is a driveway providing off-road parking for multiple vehicles, with mature hedging offering a good degree of privacy from both the road and neighbouring properties. The rear garden is mainly laid to patio and an additional barked area, creating a practical and low-maintenance outdoor space ideal for both relaxing and entertaining.

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 description contained here, measurements of plans, windows, doors 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 here have not been tested and no guarantee as to their quantity or efficiency can be given.  
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TO ARRANGE A VIEWING PLEASE CONTACT:  
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