

51 Red Lion Lane , Farnham, GU9 7QN

Situated on a no through lane within a short walk of Farnham town centre, a 3 bedroom mid terrace house that has been the subject to recent modernisation. The house has driveway parking, garden and 2 useful detached outbuildings with light and power.

Price Guide £625,000

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, Farnham, GU9 7QN



- Short walk of the town centre
- Brand new fitted kitchen/dining room with sliding door to rear garden
- Driveway parking
- Recently updated including new kitchen, bathroom, decorations, lighting and flooring
- Entrance hall with cloaks hanging
- Ground floor Cloakroom / WC
- Detached garden/home office and detached workshop
- Sitting room
- 3 bedrooms and bathroom with separate shower
- Terraced rear garden with front views



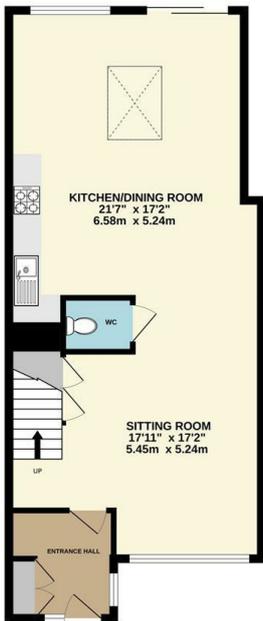
[Directions](#)
Sat Nav GU9 7QN



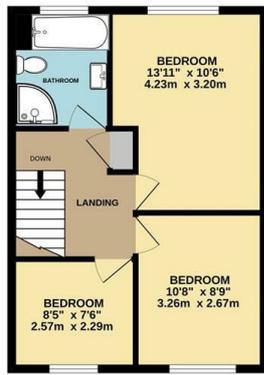


Floor Plan

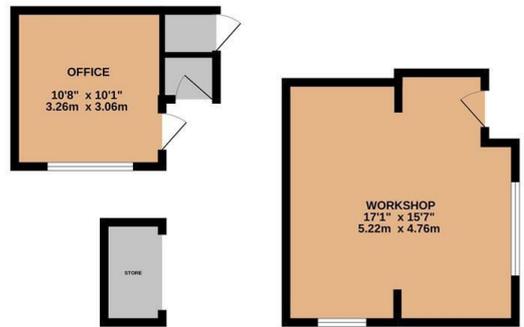
GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



OUTBUILDINGS
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1482 sq.ft. (137.6 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		75	82				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	