



96 Greenfield Road
, Farnham, GU9 8TQ

A 3 bedroom semi detached house with a good sized garden, kitchen/dining room and driveway parking situated close to St Peter's primary school and Weydon secondary school.

Price Guide £419,000

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- Entrance hall
- Cloakroom
- Bathroom
- Close to St Peter's primary school and Weydon secondary school
- Sitting room
- Utility room
- Driveway parking
- Kitchen/dining room with double doors to rear garden
- 3 bedrooms
- Good sized garden



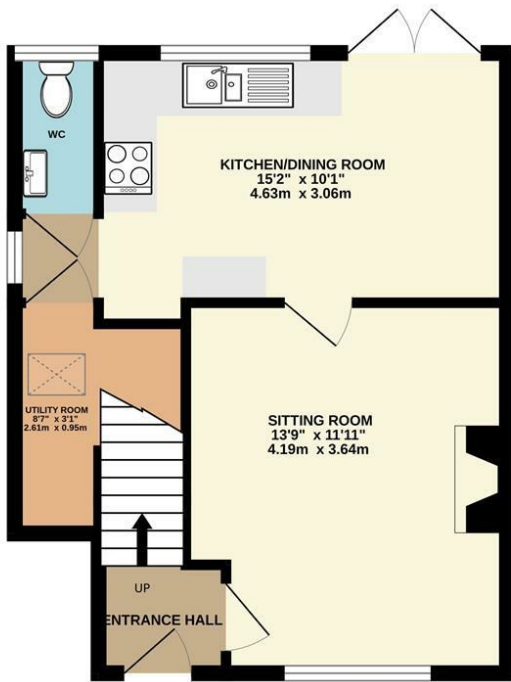
[Directions](#)

Sat Nav GU9 8TQ

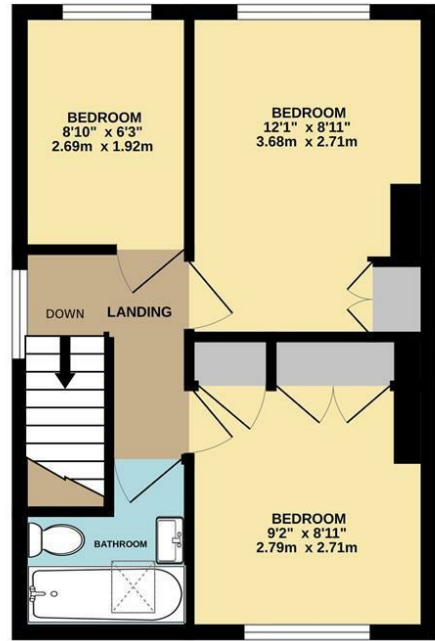


Floor Plan

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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			
		67	80				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	