



## 20 Waynflete Lane , Farnham, GU9 7BH

A 3 bedroom semi detached house situated on the outskirts of Farnham Town with a good sized garden and garage. The house offers potential to enlarge (stpp) and update if needed.

**Price Guide £395,000**



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- Entrance hall
- Separate cloakroom
- Front and rear garden
- Situated on the outskirts of Farnham town
- Sitting room
- Kitchen/breakfast room
- Single garage
- Ground floor shower room
- 3 bedrooms
- Potential to enlarge ( stpp). Boarded loft



### Directions

From Farnham town proceed out along West Street, turning right into Crondall Lane. Proceed up the road taking the second turning on the left into Waynflete Lane , where the house will be found on the right hand side.



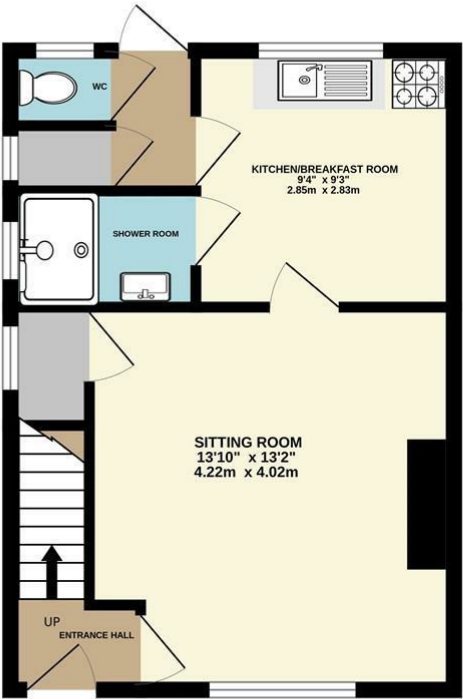




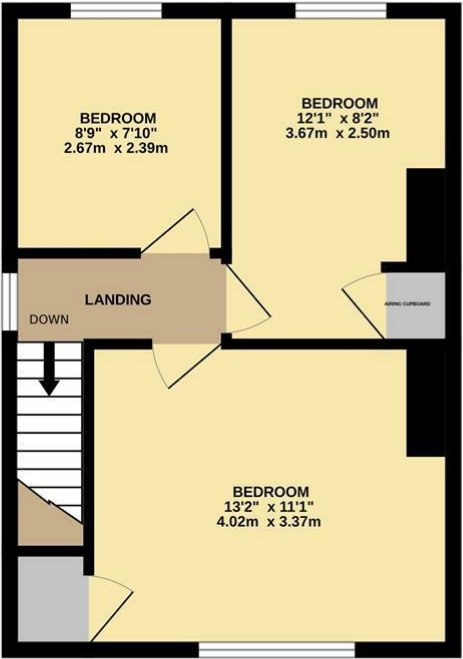


Floor Plan

GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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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