



Alden Copse, Farnham,
£595,000

CLARKE  GAMMON

23 ALDEN COPSE
FARNHAM GU10 1FR

£595,000

- Exceptional Wooden Heart of Weybridge kitchens

Integrated appliances

Designer floor and wall tiling by Porcelanosa

Traditional brick and block construction

Help to Buy available on selected homes
- Quartz worktop and up stands

Designer white sanitaryware by Roca

Two parking spaces PLUS garage

Pre-wired for CAT 6 and charging point

10 Year NHBC Warranty



THE PROPERTY

Type your text here



THE GROUNDS

Type your text here

SITUATION

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

GROUND FLOOR

LIVING ROOM
4.565m x 3.610m 15'0 x 11'10

KITCHEN/BREAKFAST
4.565m x 3.778m 15'0 x 12'5

FAMILY/DINING
6.975m x 3.440m 22'11 x 11'3½

The ground floor plan shows a long, narrow layout. On the left side, there is a long wall with several windows. The rooms along this wall are the Family room, Dining area, and Breakfast room. The Kitchen is located at the bottom left, adjacent to the Breakfast room. A central Hall connects the Kitchen to the Living room and the WC. The Living room is located on the right side of the plan. The WC is located near the Hall. The plan also shows a staircase leading up from the Hall. Dimensions are provided for the Living Room, Kitchen/Breakfast, and Family/Dining areas.

LIVING ROOM	4.565m x 3.610m	15'0" x 11'10"
KITCHEN/BREAKFAST	4.565m x 3.778m	15'0" x 12'5"
FAMILY/DINING	6.975m x 3.440m	22'11" x 11'3½"

BEDROOM 1
5.690m x 3.440m 18'8" x 11'3½"
BEDROOM 2
4.565m x 2.663m 15'0" x 8'9"
BEDROOM 3
3.170m x 2.912m 10'5" x 9'7"
BEDROOM 4
3.445m x 2.120m 11'3½" x 6'11½"

CLARKE  GAMMON