



**Alden Copse, Farnham,  
Guide Price £450,000**

CLARKE  GAMMON  
1919

22 ALDEN COPSE  
FARNHAM GU10 1FB

Guide Price £450,000

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

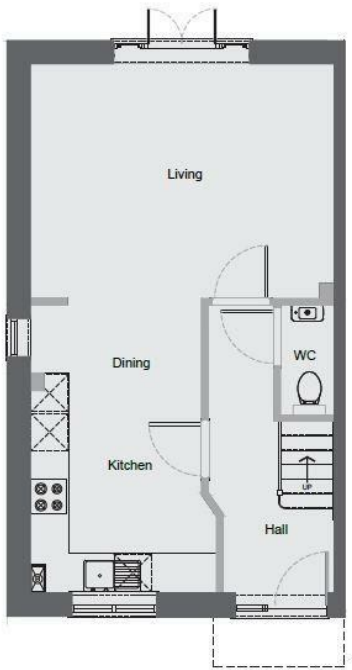
GUILFORD | X miles  
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

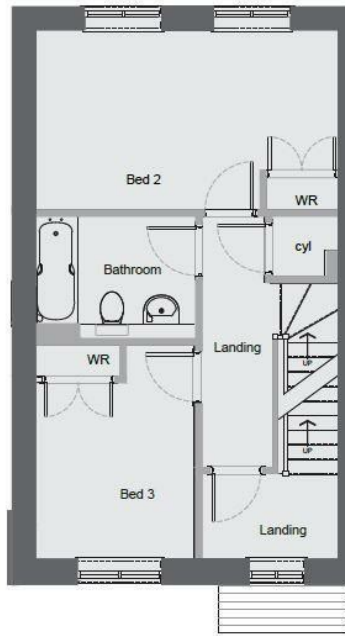
CENTRAL LONDON | 30 miles

# The Tilford



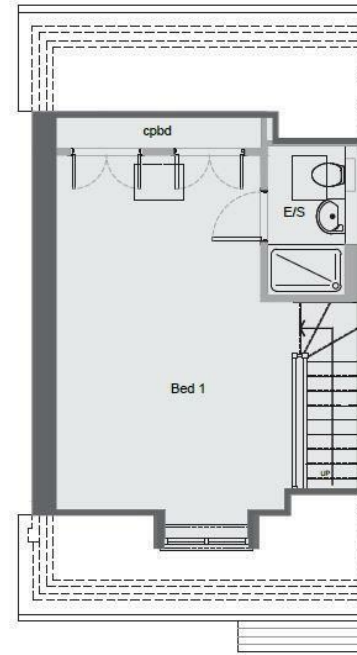
## GROUND FLOOR

LIVING ROOM	4.805m x 3.694m	15'9½ x 12'1½
KITCHEN/DINING	4.647m x 2.717m	15'3 x 8'11



## FIRST FLOOR

BEDROOM 2	4.805m x 2.840m	15'9½ x 9'4
BEDROOM 3	2.780m x 2.529m	9'1½ x 8'3½



## SECOND FLOOR

BEDROOM 1	4.767m x 3.740m	15'8 x 12'3½
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LOCAL AUTHORITY


COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage  
gas central heating

27th January 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## CG GUILDFORD OFFICE

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## DIRECTIONS

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

