



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

CLARKE  GAMMON
1919

22 ALDEN COPSE
FARNHAM GU10 1FR

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

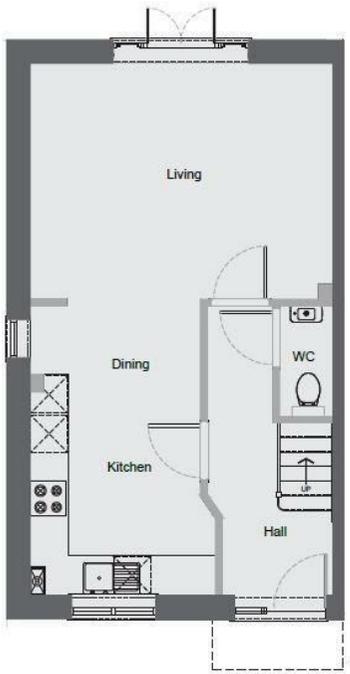
GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

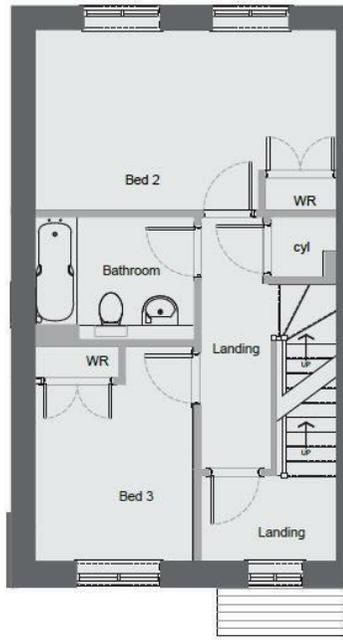
CENTRAL LONDON | 30 miles

The Tilford



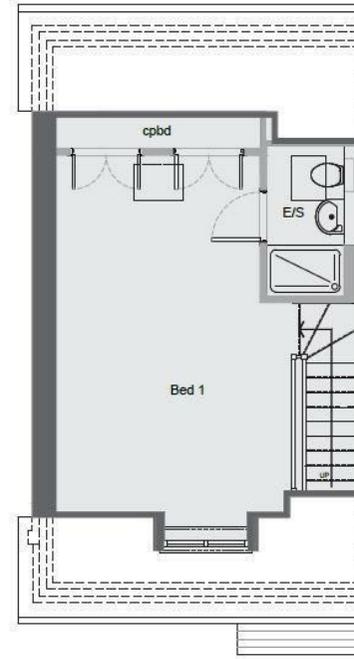
GROUND FLOOR

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

16th July 2025

Energy Efficiency Rating

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

CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

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clarkegammon.co.uk

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

