



Plot 32 Welmore Grove, Farnham, GU9 9GE

Offers in excess of £549,995





# Plot 32 Welmore Grove

Farnham, GU9 9GE

- Four Bedrooms
- Ready to move into now
- Fully Integrated Kitchen
- 10 Year NHBC Warranty
- Brand New
- Enhanced Specification
- Flooring Included Throughout
- Must Be Seen!

This Brand New Four-bedroom detached home is ready to move into. It comes with an enhanced package that includes flooring throughout, fully integrated kitchen and turfed garden.

The accommodation offers a double aspect lounge, kitchen/diner, downstairs cloakroom, four bedrooms (ensuite to bedroom one) family bathroom, enclosed rear garden and parking.

Furthermore, the property comes with a 10 year NHBC guarantee, and is ideally located for popular schools shops and amenities



## Entrance Hall

**Lounge** 15'3x12 (4.65mx3.66m)

**Kitchen/Diner** 19'x9'9 (5.79mx2.97m)

## Cloakroom

**Bedroom One** 11'3x10'5 (3.43mx3.18m)

## Ensuite

**Bedroom Two** 10'7x9'4 (3.23mx2.84m)

**Bedroom Three** 10'8x7'4 (3.25mx2.24m)

**Bedroom Four** 8'3x7'11 (2.51mx2.41m)

## Bathroom

## Outside

Area of laid to lawn, patio, garden shed, and gated access to the side.





## Directions

Take A325 and Weybourne Rd/B3007 to Green Ln, head west on Guildford Rd/A31 towards Shepherd and Flock Roundabout. At Shepherd and Flock Roundabout, take the 4th exit onto A325, at the roundabout, take the 2nd exit and stay on A325. At the Six Bells Roundabout, take the 3rd exit onto Weybourne Rd/B3007, turn right onto Lower Weybourne Ln, turn right into Green Ln and follow to this new development.

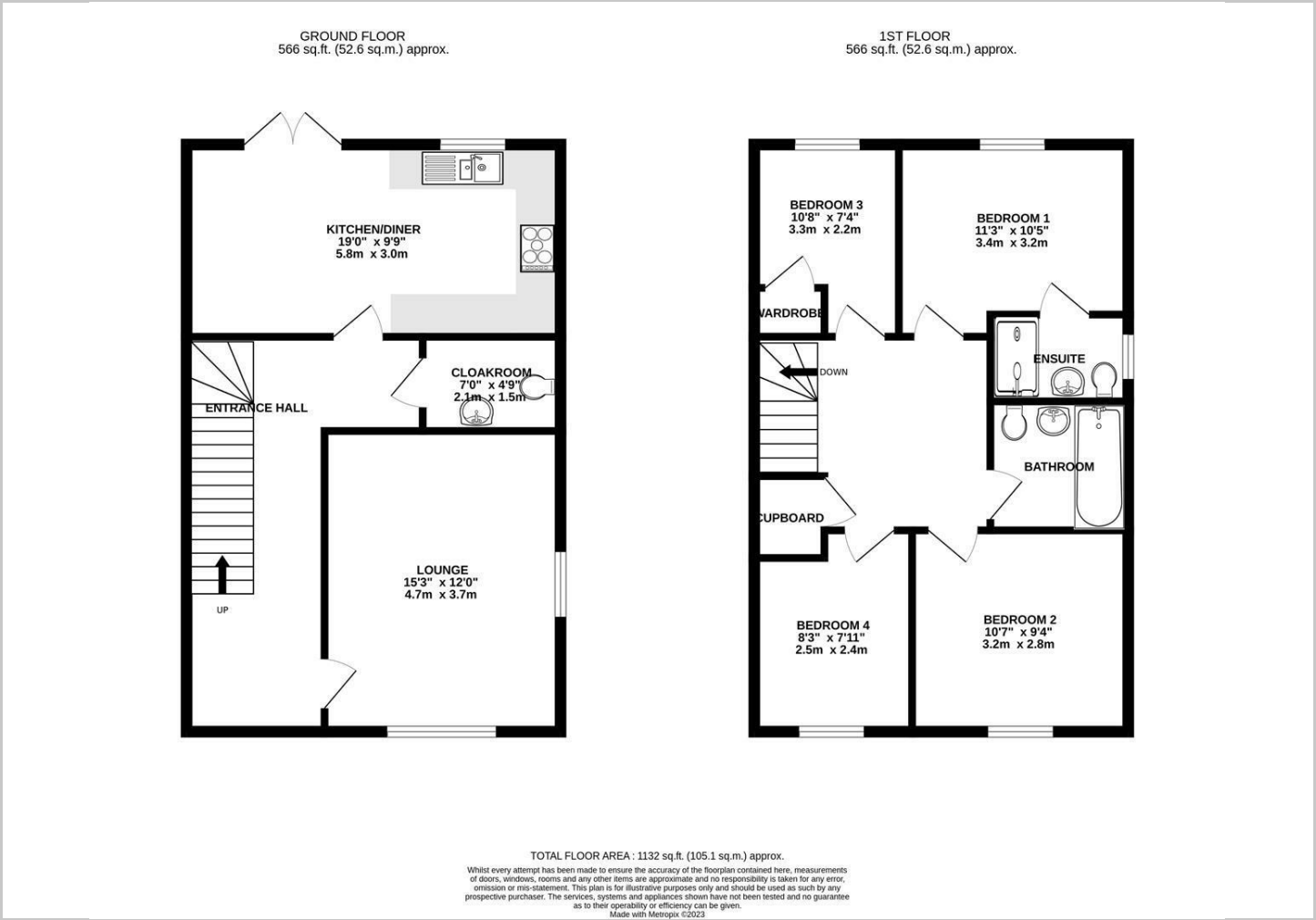








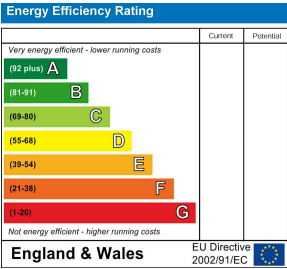
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.