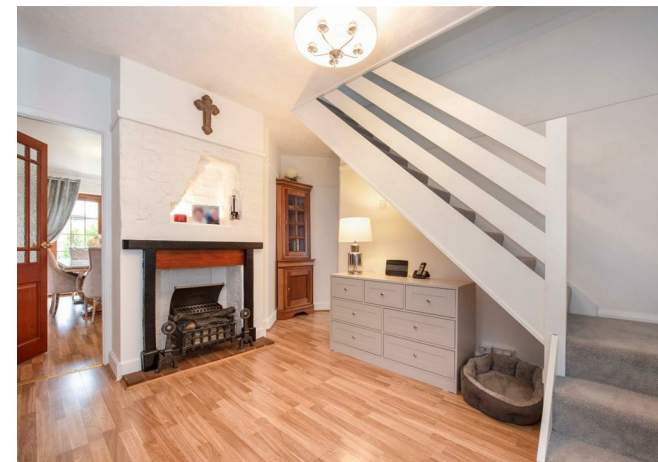




Farm Lane
ROWTOWN, KT15

yoodle®
Success and nothing less

Five bedroom detached bungalow with views over farmland.



This attractive five bedroom bungalow is situated in the sought after Coombelands area of Rowtown and overlooks farmland.

The welcoming hallway leads to three bedrooms, the family bathroom as well as the modern kitchen and open plan dining/living room with doors out to the private rear garden. From the kitchen there is a recently updated shower room complete with WC.

On the first floor, there are two further bedrooms.

Offering wonderful space for family living, this property also has fantastic potential to extend (STTP.)

There is off street parking currently for two cars. In addition ,two good sized outbuildings that both have their own power supply, offer scope to be converted into a home office, gym and/or studio.

The rear garden is beautiful and secluded with views over farmland.

Viewings are highly recommended to appreciate the wonderful spot that this property occupies.

The M25 is readily accessible and gives access to both Heathrow (20 minutes and Gatwick Airports 40 minutes) as well as providing links to the A3.

EPC to follow.



FARM LANE, ROWTOWN, KT15 IJR

OFFERS OVER £850,000

Tenure: Freehold

Lease Length:

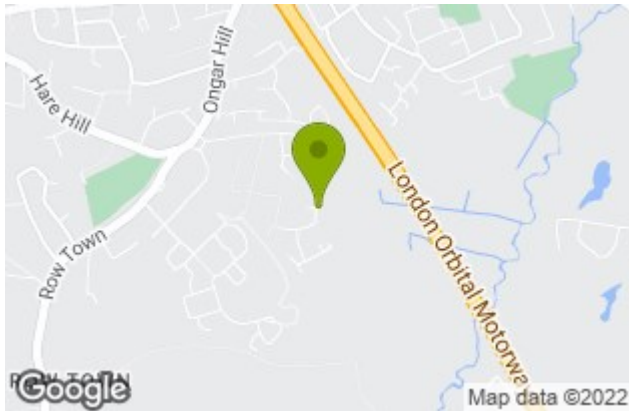
Ground Rent:

Service Charge:

Local Authority:

TOTAL APPROX. FLOOR AREA 1542.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
75	53		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Farm Lane KT15

Approximate Gross Internal Floor Area = 143.2 sq m / 1542 sq ft

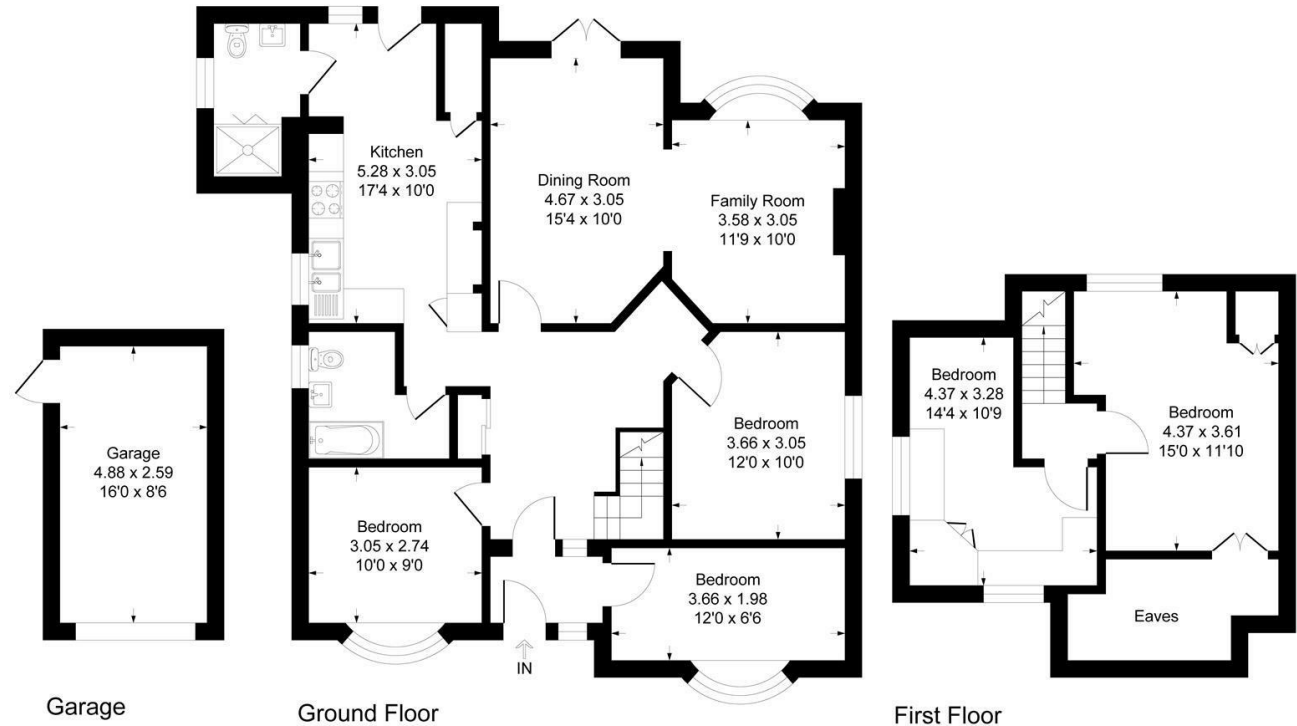


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

DAKOTA DE HAVILLAND DRIVE, WEYBRIDGE, SURREY, KT13 0YP

01932 212 880

hello@yoodle.co.uk

yoodle.co.uk

