



S Selbon
01252 979300
selbonproperty.co.uk
For Sale



Selbon

Residential sales & lettings

Yalden Gardens, Tongham, Farnham,
Surrey, GU10 1FJ

Guide price £425,000 Freehold



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- Modern end of terrace home
- 16ft fitted kitchen/breakfast room
- Bedroom one with en suite
- Gas radiator heating & double glazed windows
- 2 allocated parking spaces
- Entrance hall & cloakroom
- 16ft lounge
- 2 further bedrooms & bathroom
- Enclosed southerly facing rear garden
- Annual development charge £186.69

Selbon Estate Agents are delighted to offer this modern end terrace home to the market, built in 2019 by Bewley Homes, situated in the village of Tongham, over looking an area of green, whilst backing on to woodland.

The current vendors purchased from new and have thoroughly enjoyed the 5 years they have spent in their lovely home and have told us that they will really miss their friends and neighbours when they move.

There is an annual service charge of £186.69.

Accessed via a double glazed door leading to the bright and airy entrance hall which has stairs leading to the first floor landing as well as doors to the cloakroom which has a white suite, lounge and kitchen breakfast room.

The 16ft kitchen/breakfast room boasts a range of storage units, Silestone work surfaces, some integrated Smeg appliances, space for table and chairs with the 16ft lounge having double glazed doors to the rear garden.

The first floor landing has access to the loft space which is part boarded, there are doors leading to the 3 bedrooms, bedrooms one & two have fitted double wardrobes with the main bedroom boasting an en suite shower room and there is a family bathroom.

Further benefits include gas radiator heating, double glazed windows, 2 allocated parking spaces, an enclosed rear garden with a raised terrace area, as well as the remainder of the NHBC warranty.

Set on the Hampshire and Surrey borders that backs onto the Hog's Back. It is home to the largest independent brewery in Surrey and offers a traditional pub, village church, bakery, salon and convenience shop. There is a village green and recreation ground and a cricket club. Commuters are well-served by the A31 and the A331 that provide city links. Ash station connects to Farnham, Guildford and Reading with Ash Vale station going direct to London Waterloo. Farnham's historical market town centre is less than five miles away with Guildford within easy driving distance.

We highly recommend a viewing to avoid disappointment.













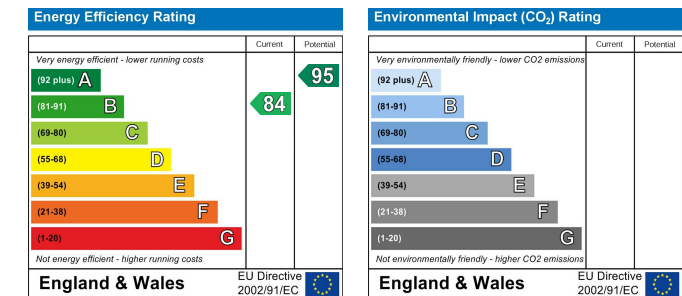
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D

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