



Selbon

Residential sales & lettings

Ewshot Gardens, Ewshot,
Farnham, GU10 5DG
Offers over £400,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Two Double Bedrooms
- Living/Dining Room
- Entrance Hallway & Cloakroom
- Enclosed Rear Garden
- Close to Local Amenities & Schools
- Cul-De-Sac Location
- Fitted Kitchen
- Three Piece Bathroom
- Two Allocated Parking Spaces
- Ideal First Time or Investment Purchase

Selbon Estate Agents are delighted to offer to the market this two double bedroom home built by local builder Natta Homes, situated in a cul-de-sac location close to local schools and amenities.

The location is excellent for local schooling and is currently in the catchment area for Tweseldown Infant school, Church Crookham Junior school and Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor and a cloakroom with white suite.

The kitchen is fitted with a range of eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in appliances including: oven, hob with extractor over, dishwasher and fridge/freezer. Space for washing machine.

The living/dining room has a generous under stairs storage cupboard and French doors which lead to the rear garden.

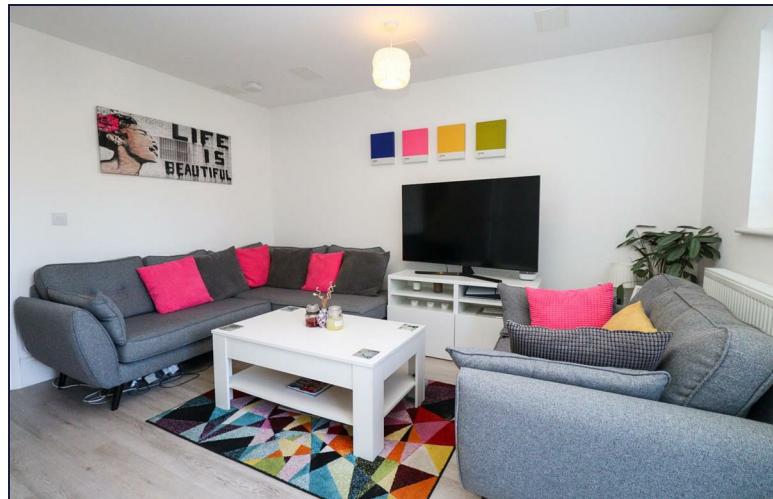
The the first floor are two double bedrooms and a bathroom. The bathroom comprises white suite with panel enclosed bath with shower over, hand wash basin and W.C.

Externally the enclosed rear garden is predominately laid to lawn with an area of patio immediately to the rear of the property.

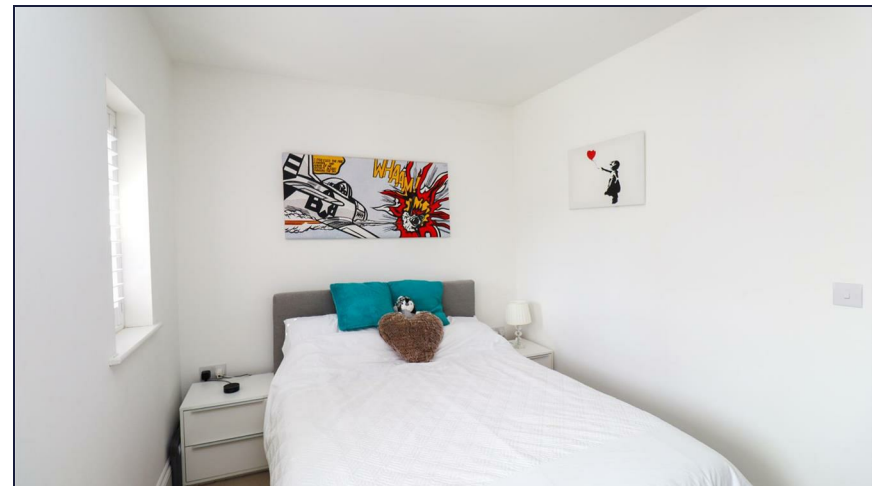
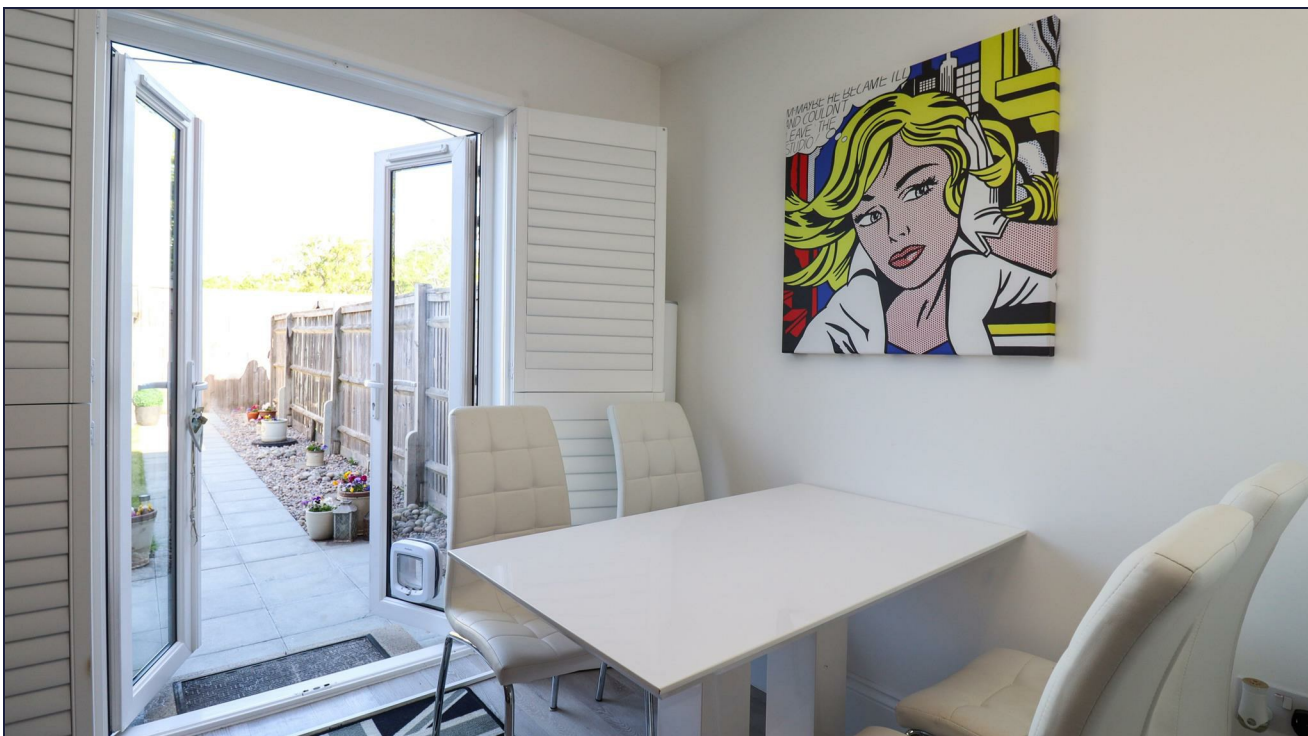
There are two allocated parking spaces and ample off-road and visitor parking.

The area enjoys wonderful north Hampshire countryside with some delightful and historic market towns and villages close by such as Odiham, Hartley Wintney, Crondall and Farnham for boutique shopping, pleasant walks and café culture. Social, leisure and outdoor activities are in abundance locally ranging from delightful cafes and restaurants through to prestigious golf clubs of North Hants and Oak Park.

Larger towns such as Fleet, Farnborough, Camberley, Guildford and Basingstoke are easily accessible by road providing more extensive shopping, leisure and employment opportunities. Fleet's main line rail station provides access to London Waterloo in approximately 40 minutes and the M3 can be accessed either at Junction 4a or 5.

















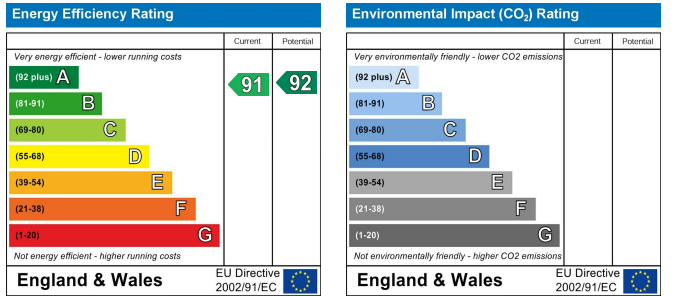
Floor Plans



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