



Farnham

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Price Guide £360,000

****No Onward Chain****

A most attractive semi-detached Victorian house beautifully refurbished and extended to a high standard set convenient to all amenities.

- 2 Bedrooms
- Modern Bathroom
- Sitting Room
- Dining Room
- Fitted Kitchen
- Rear Porch/ Boot Room
- Attractive Gardens
- Outside Utility Room
- Workshop with power and light
- Many Original Features
- All Main Services
- Planning Permission (lapsed) to extend the kitchen

35 Badshot Lea Road, Badshot Lea, Farnham, Surrey, GU9 9JR

DESCRIPTION

* A most attractive semi-detached Victorian house beautifully refurbished and extended to a high standard set convenient to all amenities.

KEY FEATURES

* Entrance Lobby.

* Sitting Room with bay window, Victorian style open fireplace.

* Dining Room with deep store cupboard.

* Modern well fitted Shaker kitchen with excellent range of eye and ground level units, worktops, electric oven and hob, extractor hood, integrated fridge and dish washer, slate flooring.

* Rear Porch/ Boot room.

* First Floor- Landing with loft access with insulation light and boarding.

* 2 Bedrooms.

* Modern bathroom with white suite and airing cupboard housing boiler.

OUTSIDE

Front Fence and flower borders, lighting and side gated access.

Rear Delightful landscaped rear gardens, paved and gravel patio area, lawn, flower and shrub borders, trees.

* Small seated summerhouse, rose arbor.

* Workshop with power and light.

* Small garden shed.

* Outside utility room with plumbing for washing machine and space for fridge/freezer.

* Outside tap and lights.

GENERAL

* **Services** - All mains services. Gas central heating by radiators. Main Drainage. Double Glazing. Some inset ceiling lighting and uplighters.

* **Local Authority** -Waverley B. C. The Burys, Godalming GU7 1HR 01483 523333

* **Council Tax** - Band C with an annual charge for the year ending 31.03.20 of £1,743.01

* **EPC rating** E (49)

SITUATION

* The property is situated in the sought after village of Badshot Lea offering its local range of amenities including, public house, Village Infant and Nursery school, approximately 1 mile from All Hallows Catholic Secondary School (Ofsted rated Outstanding), church and recreational ground.

* The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants including Bill's, Côte Brasserie, Pizza Express and Zizzi. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club, local Rugby, Football and Tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking.

* Communications are first class with the A31/A3 providing direct links to London and the south coast. The A331 Blackwater Valley Road links Farnham with the M3, M25 and Heathrow.

LOCATION

* Farnham town centre 2 miles (Waterloo from 53 minutes)

35 Badshot Lea Road, Badshot Lea, Farnham, Surrey, GU9 9JR

* Guildford 10 miles (Waterloo from 38 minutes)

DIRECTIONS

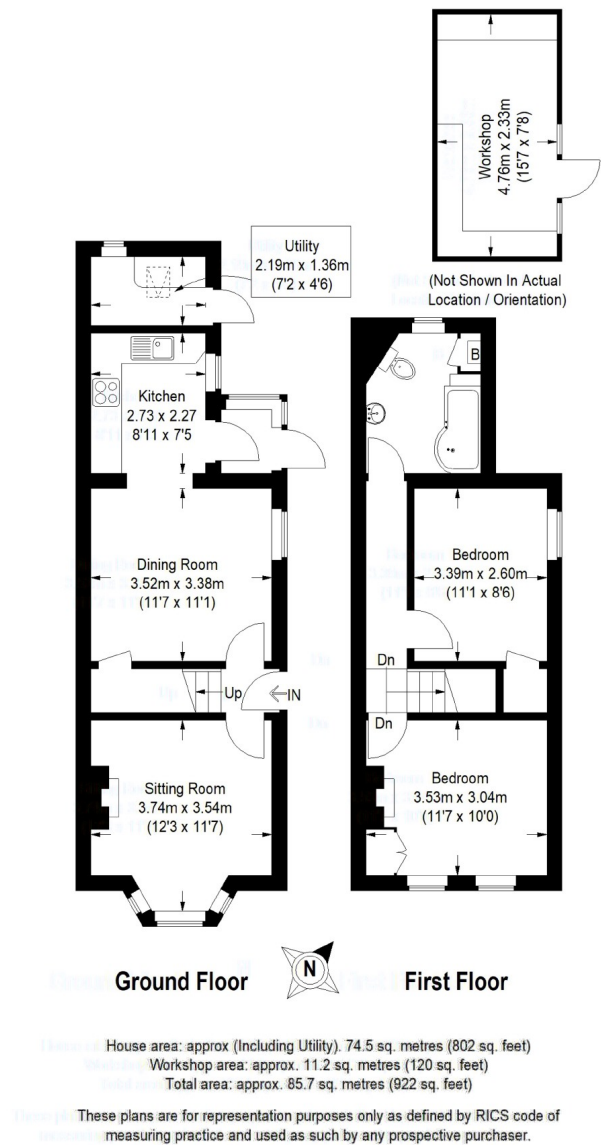
* Leave Farnham via South Street. Turn left onto the A31 and at the Shepherd and Flock roundabout take the second exit signposted Aldershot. At the roundabout take the second exit sign-posted Badshot Lea. Pass Sainsburys on your right and at the roundabout go straight across and on into Badshot Lea. With the garden centre on your right, the property can be found on the left hand side.

VIEWING

Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705
Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

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ANDREW LODGE
estate agents