



45 Kings Avenue

Tongham Farnham, GU10 1AX

Price Guide £415,000

Located on Kings Avenue in Tongham, this spacious two-bedroom semi-detached home offers comfortable living in a well-regarded and convenient area. The property features a generous entrance hall, a fitted kitchen, a separate dining room with sliding doors leading out to the rear garden, and a cosy lounge with a mains gas feature fireplace. A downstairs bathroom completes the ground floor.

Upstairs, there are two well-proportioned double bedrooms, with the main bedroom benefiting from its own en-suite and built-in wardrobes, providing useful storage. The layout works well for both couples and small families, and the property has plenty of scope to make it your own. Viewings are highly recommended and strictly by appointment.

Other benefits include driveway parking and a single garage to the front.

Tongham itself remains a popular location, known for its village feel, good local amenities, and excellent access to Guildford, Farnham, and major transport links. Kings Avenue is a pleasant residential road, making this an appealing spot for buyers looking for a convenient yet community-focused setting.

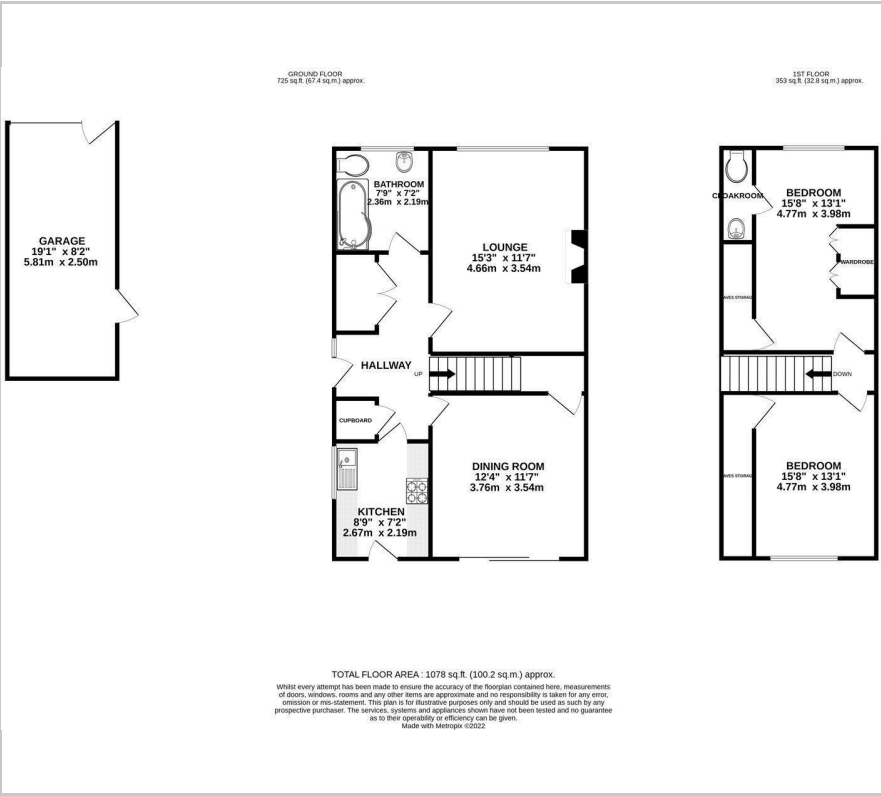
- Two Double Bedrooms
- Semi-Detached
- Driveway Parking
- Garage
- Dining Room
- Lounge
- Rear Garden
- Easy access to A331/M3/M25
- EPC ordered

Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



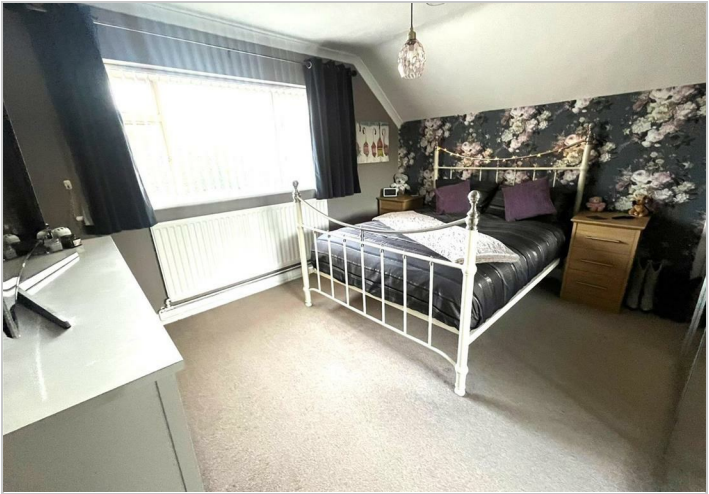
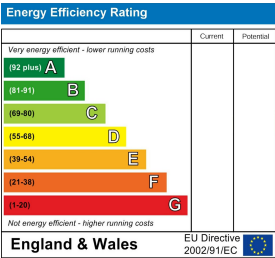
Floor Plan



Area Map



Energy Efficiency Graph



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