



The Gardens, Tongham

Farnham

McCarthy
Holden

Guide Price £350,000



The Gardens

Tongham, Farnham

Ideal terraced home in sought-after Tongham village, near A31. Walking distance to Ash Manor School and local amenities. Modern 2-bed with garage, parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two-bedroom home
- Spacious lounge and diner
- Fully fitted kitchen
- family bathroom
- Private rear garden
- Garage and allocated parking



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Property

This terraced home is ideally located in the sought-after village of Tongham, offering convenient access to the A31 and nearby travel links. Within walking distance of Ash Manor School and a range of local amenities, the property combines modern living with village charm. With a garage, allocated parking, this two-bedroom home is perfect for professionals, couples, small families or someone looking to downsize. This property is currently let, so there is up-to-date electrical and Gas safety certification.

Ground Floor

The ground floor features a welcoming lounge and dining area, designed as a bright and comfortable living space with direct access to the rear garden. The fitted kitchen is well-equipped, including an oven, hob, dishwasher, fridge/freezer, and washing machine perfect for everyday convenience and entertaining alike. The ground floor also benefits from a downstairs W.C. and a hallway with storage.

First Floor

Upstairs, the property offers two spacious double bedrooms, both tastefully decorated and filled with natural light. The contemporary family bathroom is fitted with a shower over the bath, combining practicality with a sleek, modern finish. Ample storage and thoughtful layout make the first floor both stylish and functional.

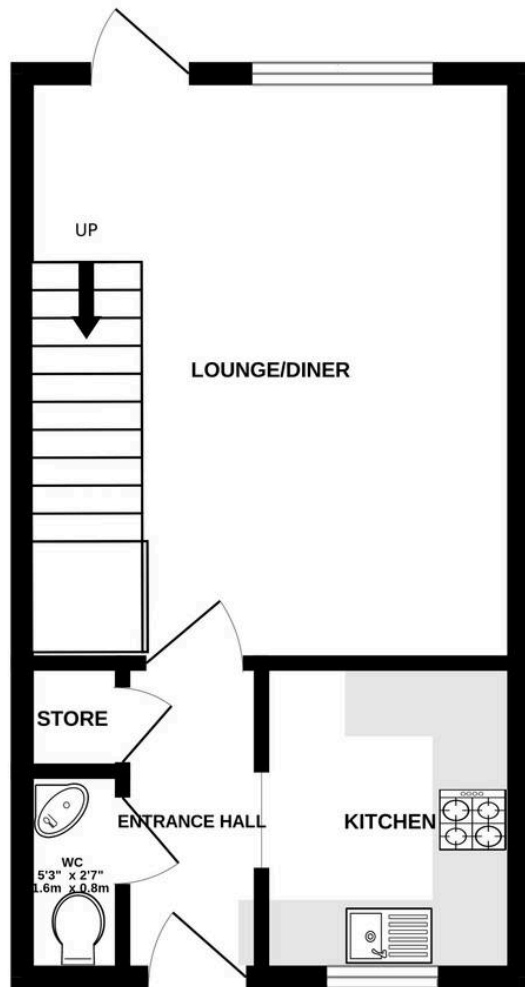
Outside

The rear garden provides a private outdoor retreat, ideal for relaxing or entertaining, with a gate offering easy access to the garage, located in a nearby block. In addition to the garage, there is an allocated parking space and visitors' parking available, ensuring convenience for residents and guests alike.

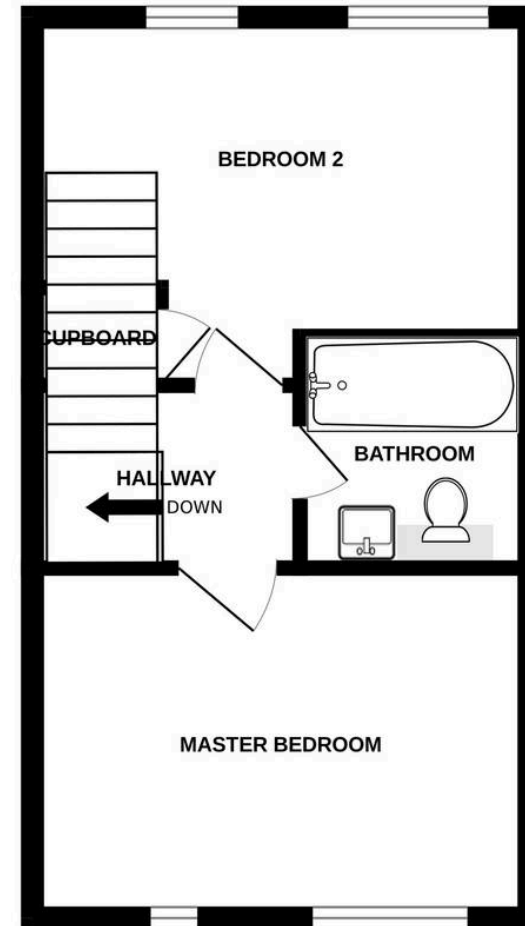




GROUND FLOOR



1ST FLOOR





McCarthy Holden Fleet

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.