



Selbon

Simply Different

Lea Court, Farnham,
Surrey, GU9 9TB

Guide price £325,000 Freehold



01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Scope to Extend STPP
- Ideal First Time Purchase or Investment Property
- Spacious Living Room
- Enclosed Rear Garden
- Cul- De- Sac Location
- Allocated Parking
- Close Proximity to Rowhill Nature Reserve
- Popular Farnham Location
- Close Proximity of All Hallows School

Selbon Estate Agents are delighted to offer to the market this two-bedroom semi detached which is situated within a cul-de-sac location within Farnham. Benefits to this property include allocated parking, an enclosed rear garden, scope to extend STPP and no onward chain.

Accommodation comprises of an entrance hall which leads into the spacious living room. The kitchen overlooks the rear garden and offers a range of units, work surfacing, appliance space and ample storage. Within the kitchen you have access into the garden.

On the first floor the property offers two spacious bedrooms with both bedrooms offering built in wardrobes. The accommodation on the first floor is finished with the family bathroom which offers a toilet, sink and bath.

Outside the enclosed courtyard garden offers wonderful views over woodlands and is laid with patio with a mixture of raised flowers beds. The garden offers ideal space for alfresco dining and at the bottom of the garden, you have a useful shed and side access which leads to the allocated parking beside the property.

Added benefits to this property include double glazing, gas central heating and this property would make an ideal first-time purchase or investment property.

Lea Court is ideally situated with both Farnham and Aldershot nearby and within the catchment area of excellent local primary and secondary schools.

Set on the highly sought after 'Stockwood Glades' Development, approximately 2 miles from Farnham town centre and all its associate's amenities. Transport links at Farnham and Aldershot mainline stations are both within 2.7 miles with road connections via the A31 approximately 2 miles away. Local schooling is close by with All Hallows Catholic School within 0.1 miles, William Cobbett Junior School and Weybourne Infant School within 0.6 miles and Heath End School just 1.7 miles away.





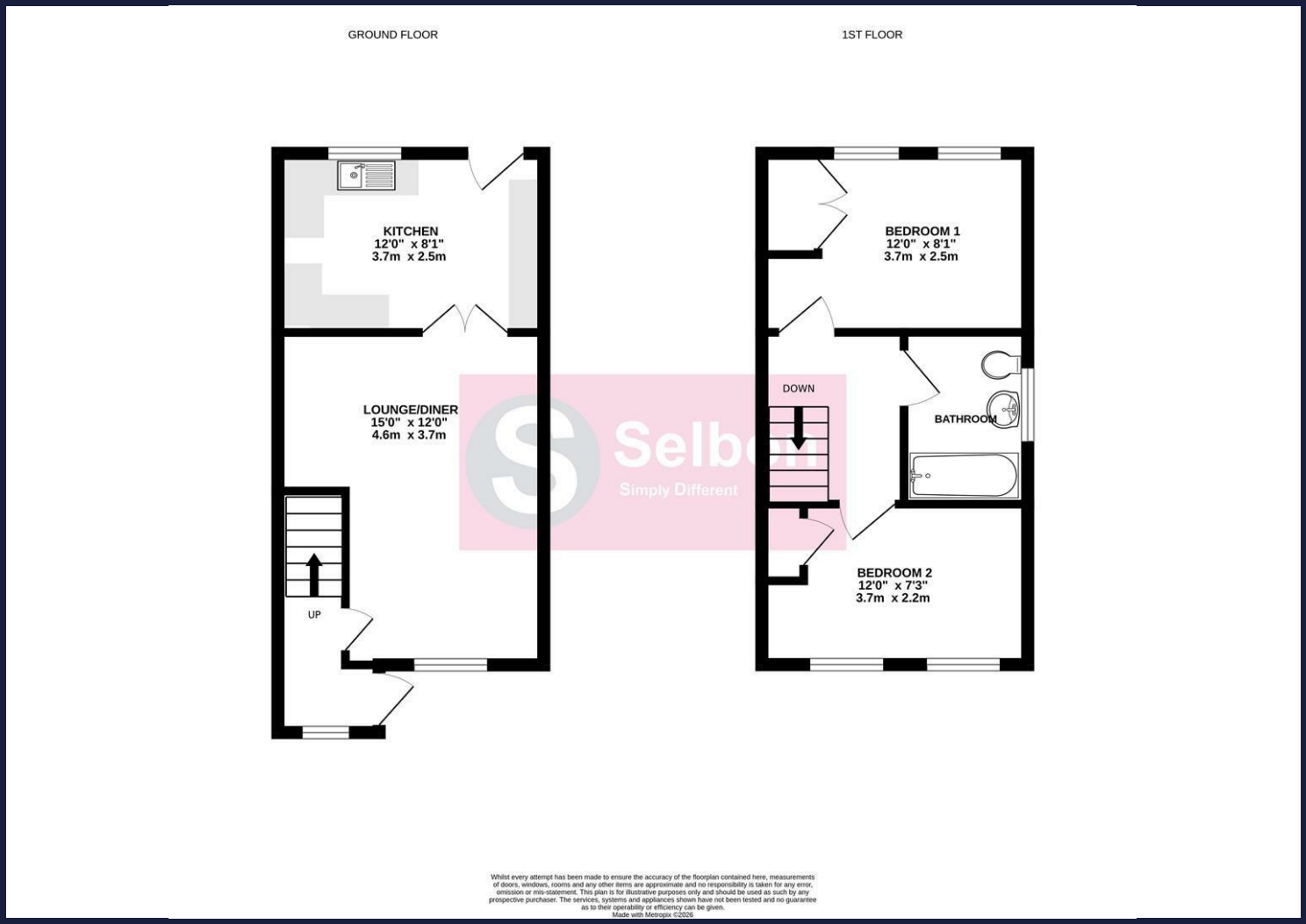




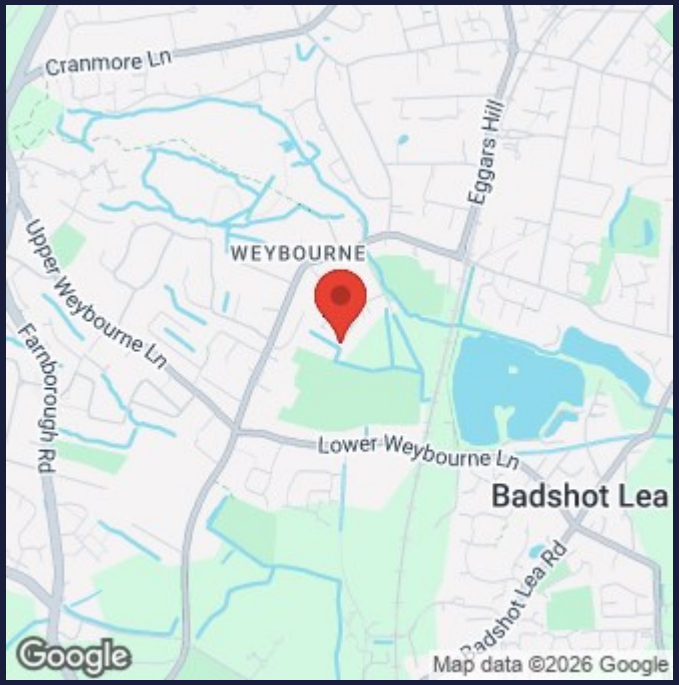




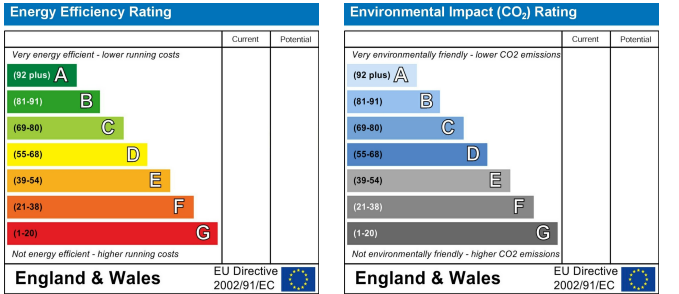
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: C