

Selbon
Simply Different

Lea Court, Farnham,
Surrey, GU9 9TB

Guide price £325,000 Freehold

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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 Weyboune Infant School within 0.6 miles and Heath End School just 1.7 miles away.




















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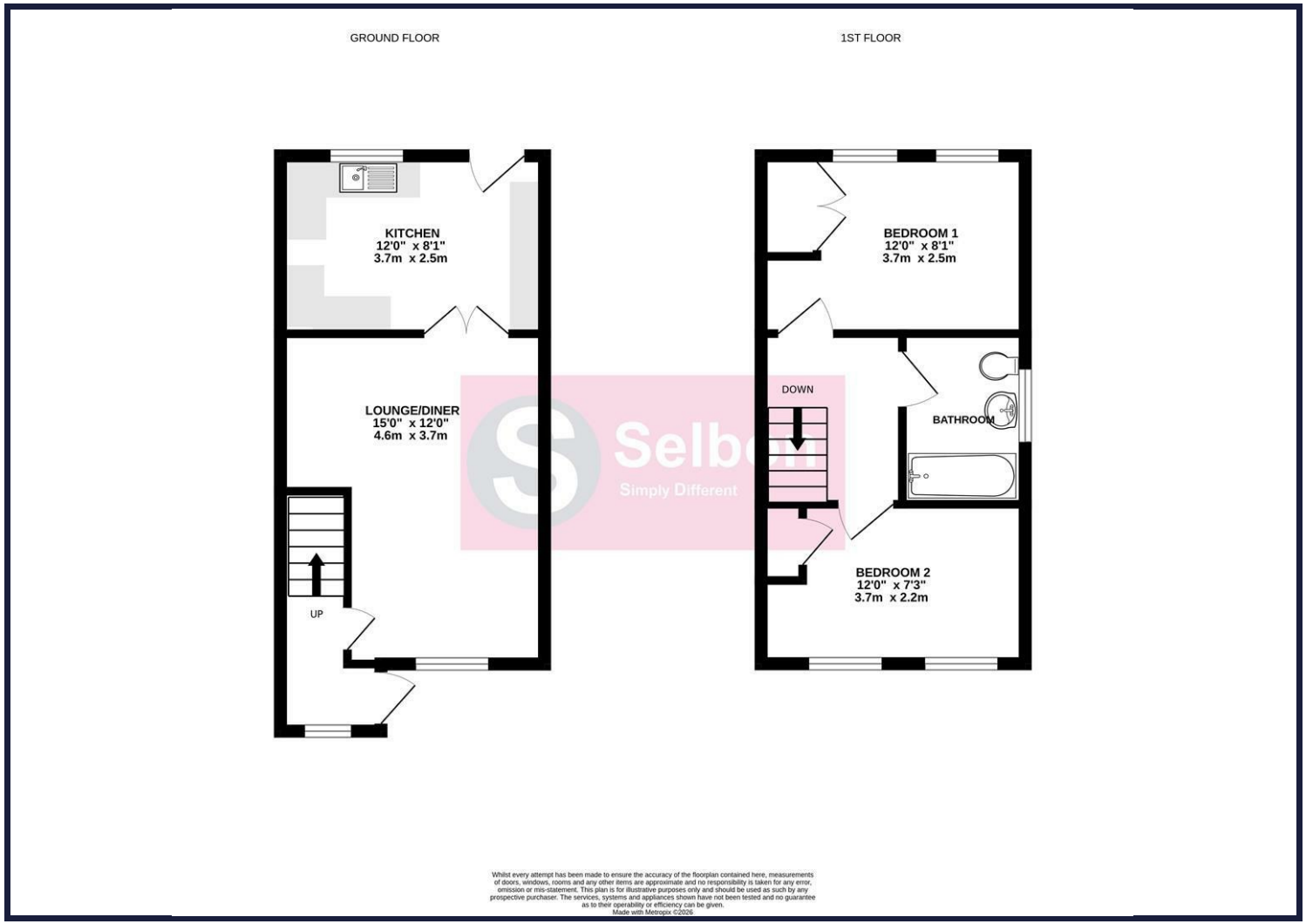




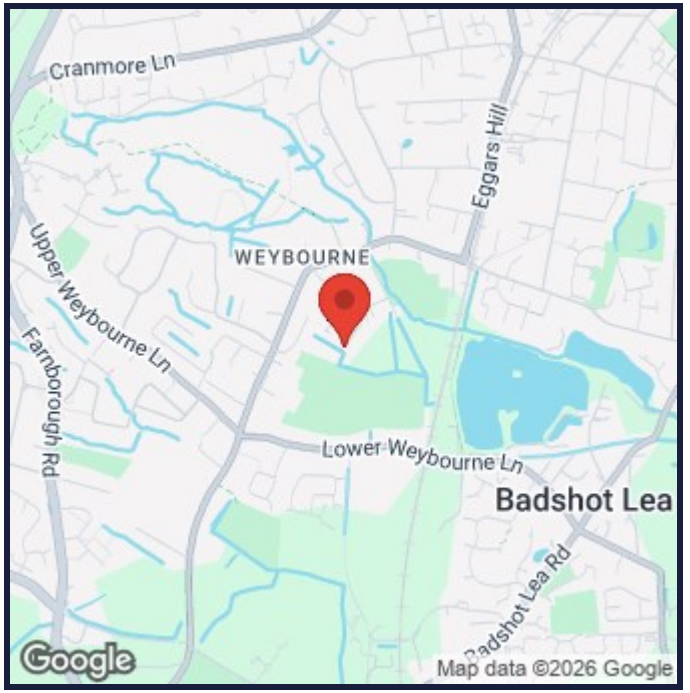



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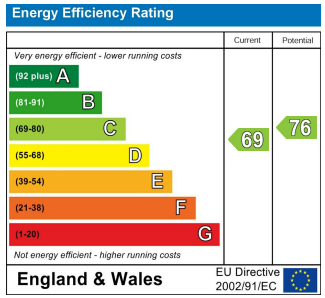
Floor Plans

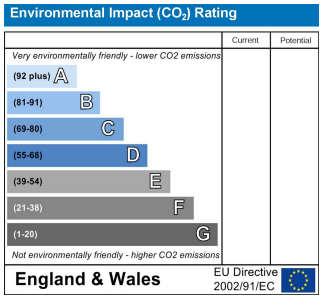


Area Map



Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: C

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