

Selbon
Simply Different

Ferns Mead, Farnham,
Surrey, GU9 7XP

Guide price £450,000 Freehold

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Selbonproperty.co.uk

- End Terrace Property
- Kitchen & Cloakroom
- Bathroom
- Siding Onto Watery Meadows
- Close to Farnham Town Centre & Train Station
- Two Double Bedrooms
- Living/Dining Room
- Easterly Facing Courtyard Garden
- Two Parking Spaces
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this two bedroom end of terrace property ideally located in this cul-de-sac location siding onto the Water Meadows. The property is an ideal first time purchase or investment property and further benefits from being within close proximity to Farnham town centre.

On entering the property you are welcomed into a reception hallway with stairs to the first floor. The front aspect kitchen is fitted with a range of eye and base level cupboard and drawer units. Built-in oven, hob and extractor over. The rear aspect lounge/dining room has doors to the rear garden.

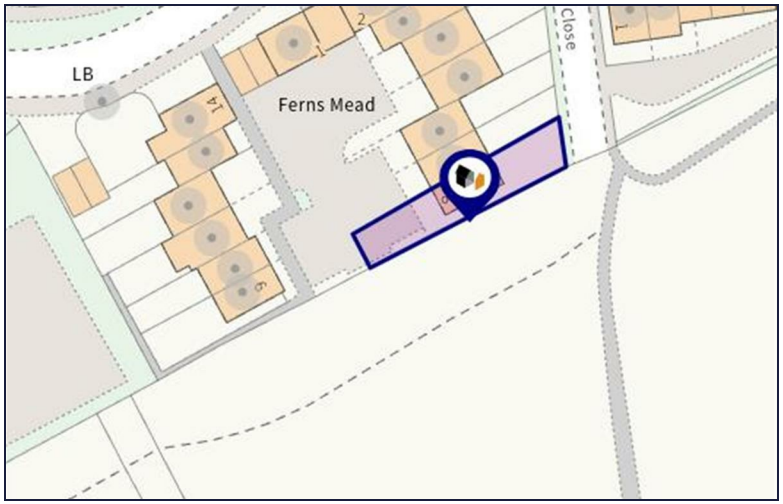
To the first floor are two bedrooms and a bathroom with white suite.

The Easterly facing rear garden is predominately laid to patio with ornate pond and a selection of planting. The garden is enclosed by timber fencing and has a gate leading to the rear. A further feature is that the property sides onto the Water Meadows with stunning countryside walks right on your door step.

We are advised that there is an annual maintenance charge of approximately £140 for the upkeep of the communal areas within the development.

The property is situated in a convenient residential location approximately 0.6 miles from Farnham town centre. Farnham is a historic and well-regarded market town offering a wide range of shops, cafés, restaurants, leisure facilities and everyday amenities, together with a number of well-regarded schools. Local primary schools include Potters Gate Church of England Primary School, Highfield South Farnham School and St Andrew's Church of England Infant School, while Weydon School provides secondary education. The property also benefits from good transport connections, with Farnham train station under a mile away, providing regular services towards London Waterloo and Alton. By road, Farnham is well connected via the A31, A287 and A325, with links towards the A3, Guildford, Alton, Winchester and the wider road network.

No onward chain










Hotpoint

















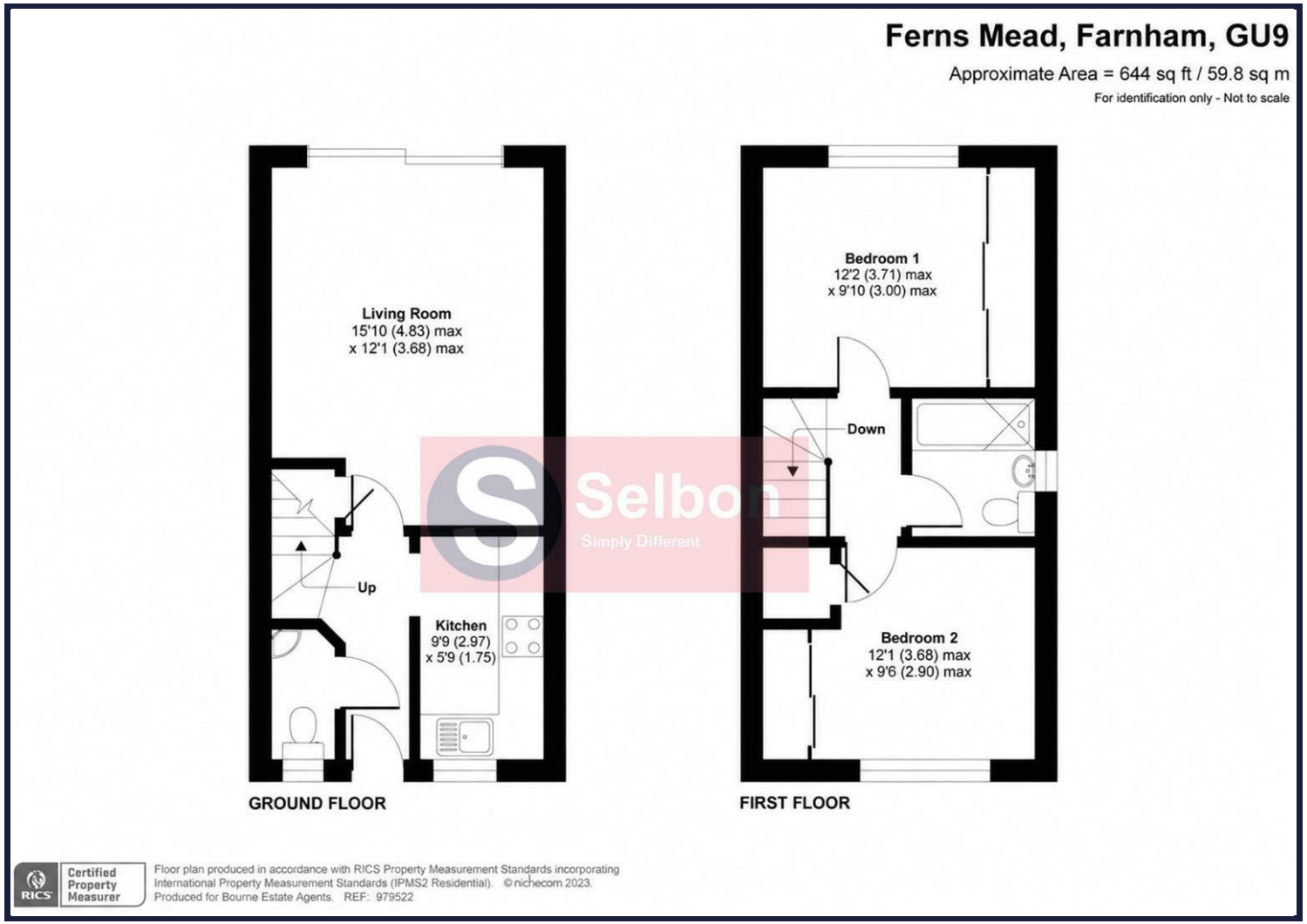








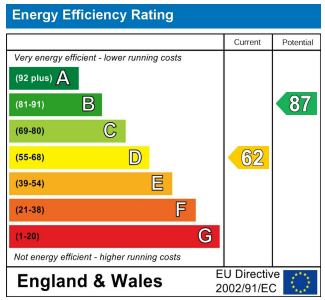
Floor Plans

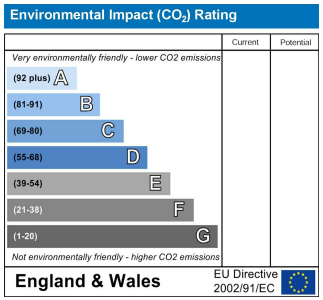


Area Map



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: D

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