



245 Lyall Place

Farnham, GU9 0EQ

Asking Price £325,000

Situated within close proximity to popular schools for all ages, as well as shops and dog walking routes such as Caesar's Camp and Farnham Park leading you into Farnham town, is this well-presented four bedroom terraced house, previously a three bedroom before converting part of the downstairs lounge into an additional bedroom.

Overlooking a green, the property offers versatile accommodation throughout. The ground floor includes a generous lounge, a fitted kitchen/diner, and the additional fourth bedroom created from part of the lounge. The dividing wall is a stud wall and can easily be removed if preferred. To the rear there is a lean-to providing a utility area which leads to a separate room currently used as a home office. Upstairs, there are three bedrooms, two of which are good-sized doubles, along with the family bathroom. The home also benefits from double glazing and gas central heating.

The location is ideal for families and commuters alike. Hale Primary School is just a two-minute walk across the field, with Farnham Heath End and All Hallows Secondary & Sixth Form also within walking distance. Regular bus services run every 10-30 minutes to Farnham & Aldershot, while a dedicated route serves Farnborough College of Technology & Farnborough Sixth Form. The area enjoys a strong community feel and plenty of green space. The playing field opposite has recently been upgraded with a play park, football pitch, table tennis & a fenced basketball/5-a-side court, while the property itself boasts views of the Surrey Hills to the front and Caesar's Camp to the rear. Caesar's Camp is less than a two-minute walk, and Farnham Park can be reached in around 15 minutes on foot.

Call now to arrange a viewing and avoid disappointment.

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.

- Three/Four bedrooms
- Home office
- Downstairs WC
- Family bathroom
- Rear garden
- Permit parking
- Open plan kitchen and living room
- Utility room
- Epc Rating D (58).
- Council Tax Band C



4



1



2



D

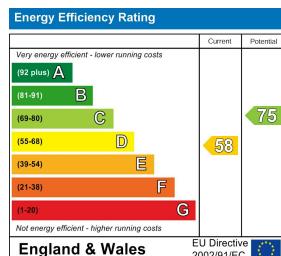
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. 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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.