



Peckham Williams Place, Badshot Lea, Farnham, GU9 9GA

Offers Over £380,000

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- Modern two-bedroom semi-detached home
- Local shopping and leisure facilities
- Gas central heating
- Approximately 743 sq ft / 69 sq m
- Access to Farnham and Aldershot railway stations
- Off street allocated parking with EV charger
- Suitable for first-time buyers or downsizers
- EPC rating B, High-performance glazing
- Local shopping and leisure facilities nearby
- Convenient road links to the A31



Enjoy modern living in this two-bedroom semi-detached freehold home, set within a contemporary development in Badshot Lea, Farnham. Offering approximately 743 sq ft of accommodation, the property benefits from off-street parking directly outside and its own EV charger, with a children's playground opposite adding to the appeal for young families. An EPC rating of B, high-performance glazing and gas central heating complement the modern construction. Local schools, nearby green spaces, Sainsbury's and David Lloyd leisure facilities make this a convenient location, while Farnham and Aldershot offer further shopping, dining and railway connections. Good access to the A31 adds to the appeal for commuters. An attractive option for first-time buyers, young families and downsizers, with the asking price supported by a RICS surveyor's valuation.





23 Peckham Williams Place, Farnham, Farnham, GU9 9GA

Approximate Gross Internal Area = 69.12 sq m / 744 sq ft

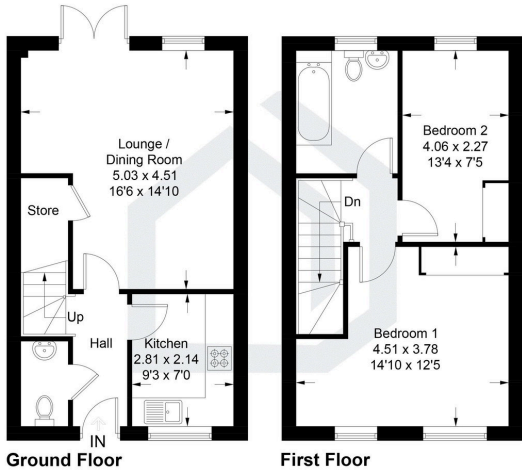


Illustration for identification purposes only. measurements are approximate, not to scale. Fourlabs.co © (ID1342905)



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

23 Peckham Williams Place Peckham Lane FARNHAM GU9 9GA	Energy rating B	Valid until 13 February 2032
	Certificate number 2832-5432-4000-0924-3296	

roperty type Semi-detached house

tal floor area 69 square metres

ules on letting this property

opies can be let if they have an energy rating from A to E.

u can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

Energy rating and score

is property's energy rating is B. It has the potential to be A.

[e how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificates/2832-5432-4000-0924-3296>

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