



Badshot Lea Road, Badshot Lea, Farnham, Surrey

Price Guide £495,000

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Set on a charming corner plot, an extremely well presented semi-detached cottage.

To the ground floor, the front door leads into the charming living room with wood burning stove. There is a modern kitchen with granite work surfaces and integrated Bosch oven, hob and extractor, integrated fridge/freezer, free standing washing machine and oak flooring throughout the ground floor. The kitchen is open planned to the dining room which overlooks the rear garden and has stairs to the first floor.

To the first floor there are two double bedrooms and a light and airy spacious bathroom with part tiled walls and flooring, paneled bath, double shower, wash basin with cupboard below, low level w.c. and has distant views from the window.

The corner plot garden is mainly laid to lawn and enclosed by hedging.

There is a gated parking area to the rear of the property with parking for various vehicles which is accessed via a lane off Badshot Lea road.

Freehold
Council tax band C

- Two double bedrooms
- Living room
- Kitchen/dining room
- Four piece bathroom
- Period cottage
- Corner plot garden
- Gas central heating with modern boiler
- Double glazing
- Gated parking for numerous vehicles



Floorplan

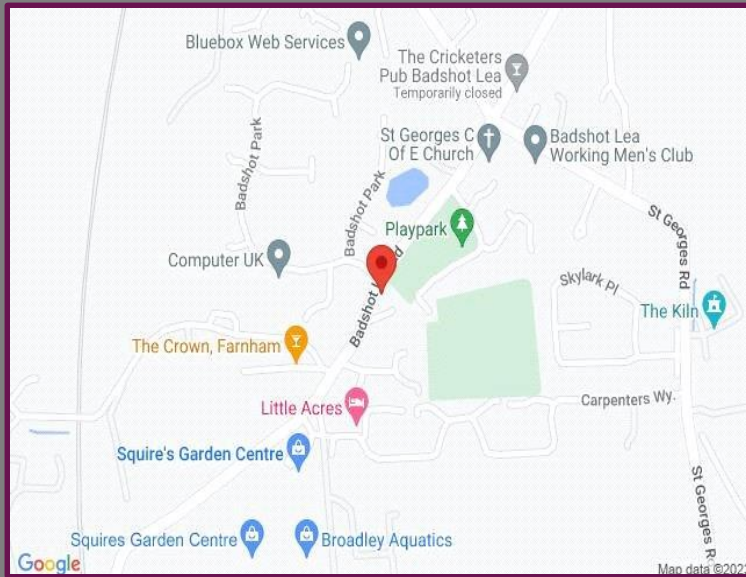
NOT TO SCALE



APPROX. GROSS INTERNAL FLOOR AREA 726 SQ FT 67.4 SQ METRES

Location

The property is situated within close proximity to local shops and schools. The nearest school is Badshot Lea infant school and other schools are situated on Weybourne Road, these are William Cobbett Junior School and All Hallows Catholic School. Access to the A331 and A31 are within easy reach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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