



ESTATE AGENTS



Badshot Park, Badshot Lea, Farnham, Surrey

Price Guide £650,000

Badshot Park, Badshot Lea, Farnham, Surrey

Located at the end of a highly sought after cul-de-sac, a well appointed and extended four bedroom detached family home, offering generous accommodation and presented to the market with no chain.

To the ground floor, the spacious entrance hall leads to the integral garage and also leads through to the real focal point of this home, which is a sitting/dining room. There is then access to a kitchen/breakfast room, a separate living room and a utility room. The utility in turn leads to the cloakroom and out to the conservatory.

To the first floor there are four double bedrooms. The main bedroom has fitted wardrobes and a four piece en suite. There is also a further family bathroom, which too benefits from a separate shower and bath.

Outside, the property is set on a corner plot. There is generous frontage which is mainly laid to lawn with mature borders. There is driveway parking which leads to the integral garage. There is wide side access to the garden, which has had an open lean-to built to the side of the property, allowing a dry area for additional storage. The garden is extremely well maintained with mature hedging to the rear for privacy and a number of flower beds and plants. There is an extended area of patio across the rear of the property. To the far corner of the garden is a garden studio, which can be utilised as a home office, with power, lighting and plumbing.

Freehold
Council tax band E

- Four bedrooms
- Spacious entrance hall
- Cloakroom
- Kitchen/breakfast room
- Utility room
- Living room
- Spacious dining room
- Garage and car port
- Home office
- Double glazing
- Gas central heating
- Ensuite shower room
- Family bathroom
- No onward chain
- Private gardens
- Quiet cul de sac



Floorplan

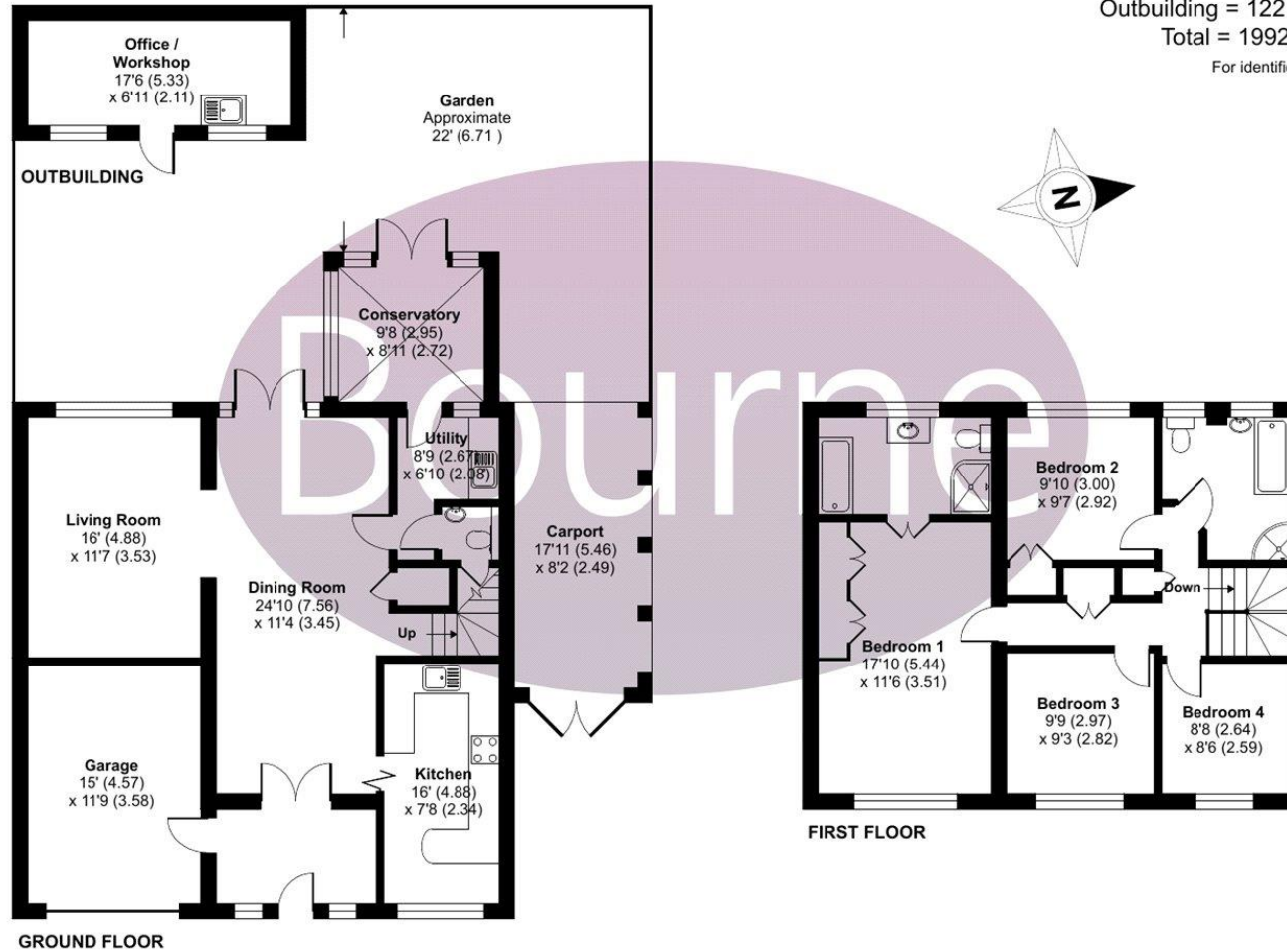
Badshot Park, Badshot Lea, Farnham, GU9

Approximate Area = 1870 sq ft / 173.7 sq m (includes garage & excludes carport)

Outbuilding = 122 sq ft / 11.3 sq m

Total = 1992 sq ft / 185 sq m

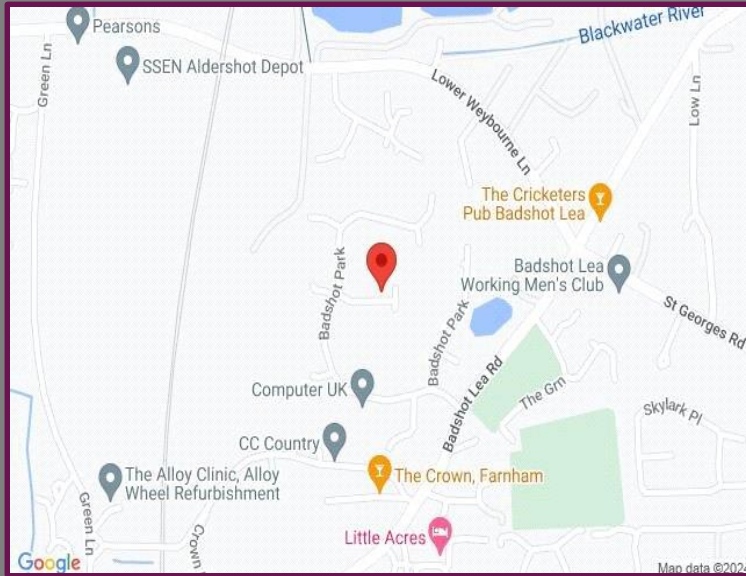
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1097937

Location

Positioned close to the centre of Badshot Lea, the property offers easy access to a range of local convenience stores, supermarket, popular garden centre and local schooling. Nearby is Farnham's town centre which offers a variety of local and national shops, along with a range of pubs, wine bars, cafes and restaurants. The station offers a rail link to London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	82
	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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