



ESTATE AGENTS



Yalden Gardens, Tongham, Farnham, Surrey, GU10 1FJ

Offers in excess of £625,000

# Yalden Gardens, Tongham, Farnham, Surrey, GU10 1FJ

Nestled on a peaceful plot, this charming four-bedroom detached home offers an ideal blend of comfort and functionality. Boasting a versatile study, perfect for remote work or relaxation and a spacious kitchen diner which invites gatherings and cooking alike. The master bedroom features an en-suite for added convenience.

Outside, the property exudes curb appeal with a driveway leading to a convenient garage, providing ample parking and storage space. Situated on a desirable plot, the surroundings offer tranquility and a sense of community, making it an inviting retreat to call home.

- Four Bedrooms
- Ensuite Bathroom
- Driveway
- Garage
- Study
- Kitchen/Diner
- EPC: B
- Council Tax: F

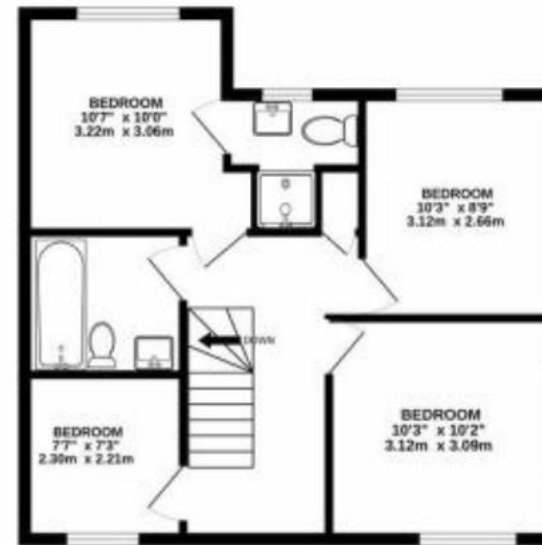


# Floorplan

GROUND FLOOR



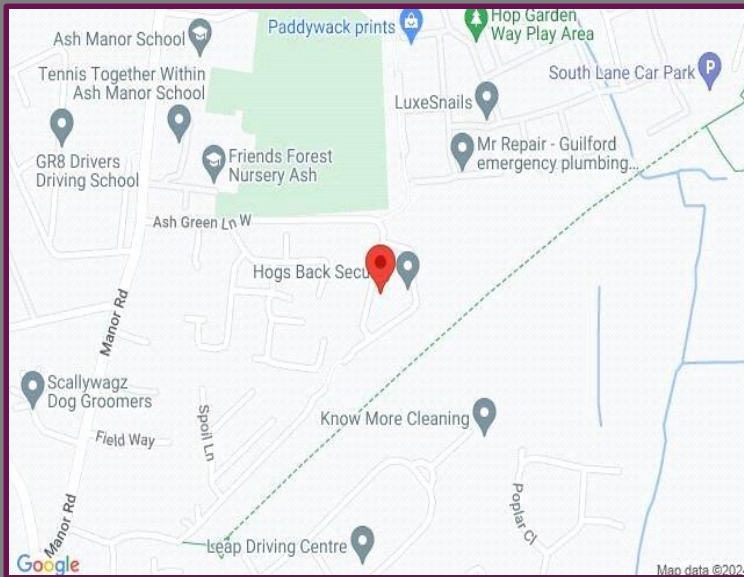
1ST FLOOR



# Location

The village offers local shops, a public house and is home to the famous the Hog's Back Brewery. The village cricket and recreation grounds provide a space for the community to get together. Good schools and leisure facilities, including the David Lloyd Leisure and Tennis Centre, are all nearby.

Tongham is a Surrey village located close to the Hampshire and Surrey border. The village nestles in a triangle between the A31 and the A331, next to Ash and Badshot Lea. London is approximately 40 miles away and you'll have easy access to Aldershot, Farnham, Guildford and Camberley.



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

ASH VALE: 244 Shawfield Road, Ash Vale, Surrey, GU12 5DJ

Tel: 01252 560838 | Email: ashvalesales@bournestateagents.com

Web: www.Bourneestateagents.com