



Badshot Lea Road, Badshot Lea, Farnham, Surrey

Guide Price £425,000

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Situated in a sought-after location, this appealing semi-detached family home presents an excellent opportunity for enhancement and potential extension, subject to planning permission. The property is available for sale without a chain and features an expansive rear garden measuring approximately 165 feet.

Upon entering, an entrance hall welcomes you and leads to an open-plan sitting/dining room adorned with a bay window at the front and two distinctive fireplaces. Towards the rear, you'll find a kitchen, a lobby area, and a downstairs bathroom. The first floor comprises three bedrooms and a separate WC.

Externally, the front offers driveway parking and a side gate providing access to the remarkable rear garden. This garden boasts various sections to appreciate throughout the seasons. At the rear of the property, a sizable patio area transitions to a lawned space with mature shrubs. In the middle, there's another paved area featuring a shed and greenhouse. Towards the back, an additional lawned area is enclosed by shrubs and hedging, ensuring a fully enclosed and exceptionally private outdoor space.

Freehold
Council tax band C

- Three Bedroom Home
- Semi-Detached
- Open Plan Living/Dining Room
- Kitchen and Rear Lobby
- Upstairs WC
- Ground Floor Bathroom
- 165FT Garden
- Driveway Parking
- No Onward Chain

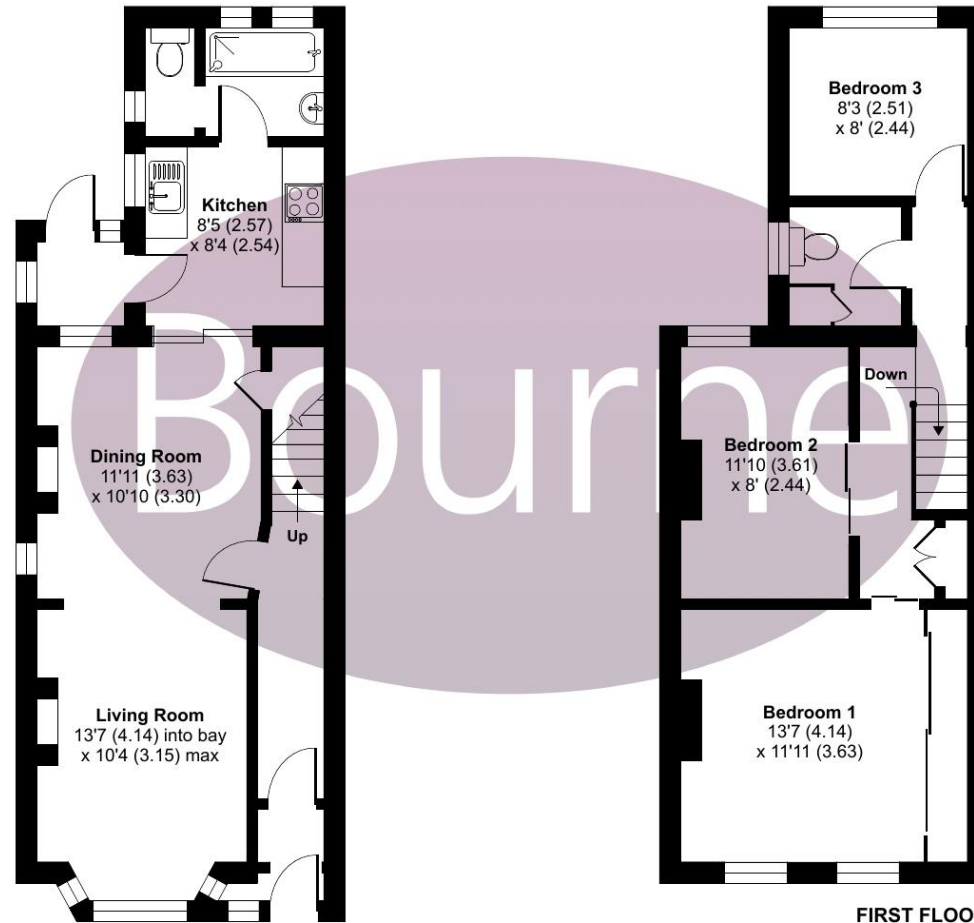


Floorplan

Badshot Lea Road, Badshot Lea, Farnham, GU9

Approximate Area = 974 sq ft / 90.5 sq m

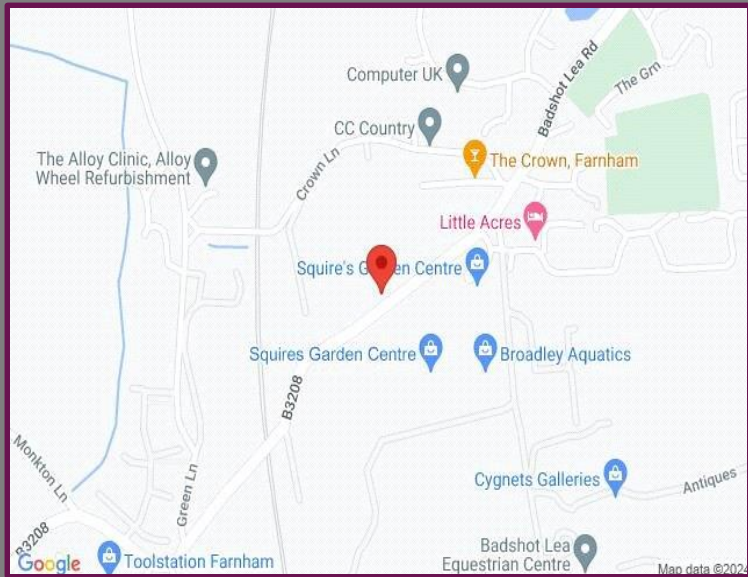
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1093891

Location

Badshot Lea presents an appealing locale with a variety of convenient amenities, facilitating a seamless transition into village life. The nearby towns of Farnham and Aldershot offer a plethora of attractions and activities, ensuring there's always something to explore. Moreover, with excellent transportation links to London and beyond, commuting for work or leisure becomes effortlessly accessible.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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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