

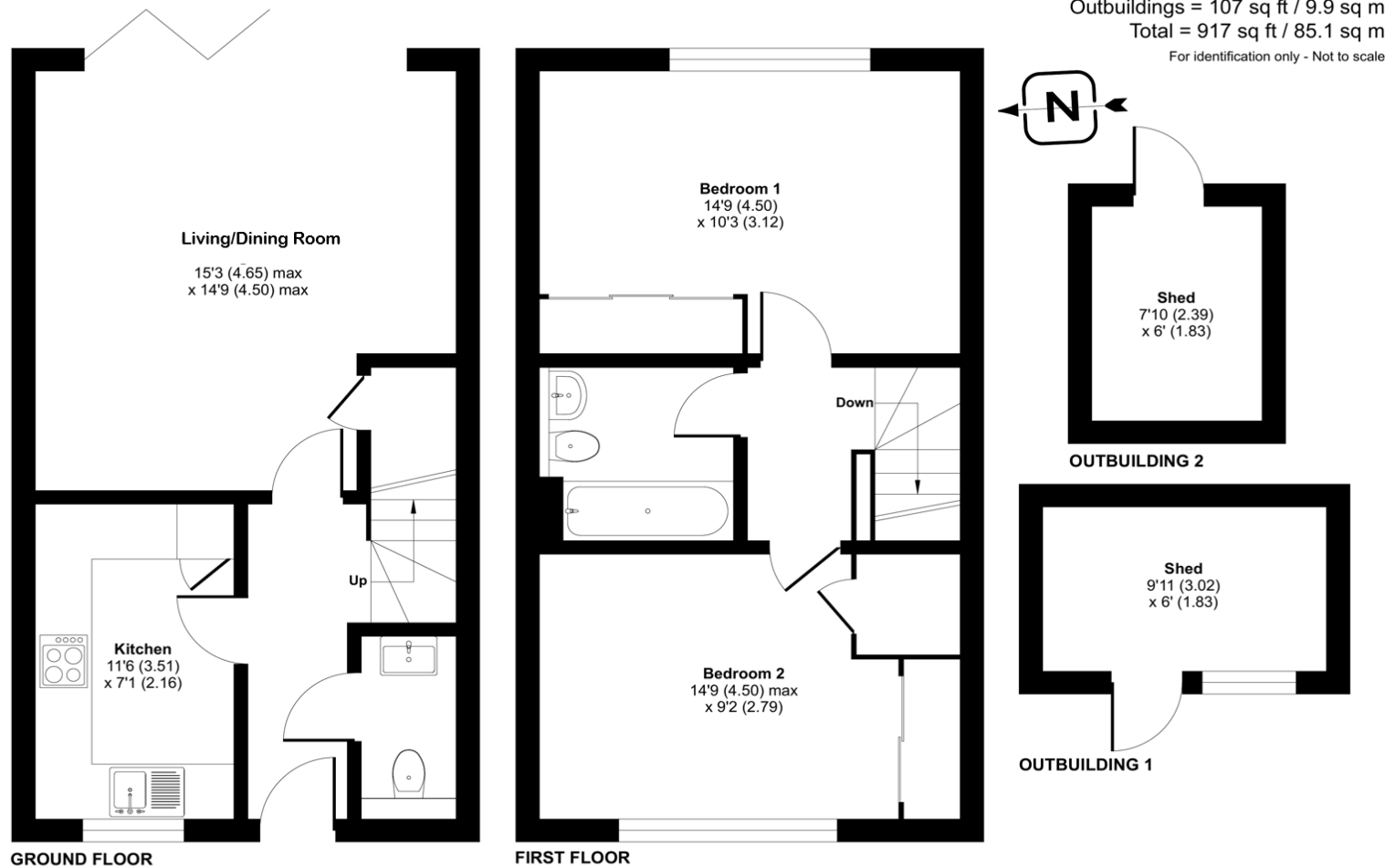


Skylark Place, Badshot Lea, Farnham, Surrey, GU9 9FR



ACCOMMODATION

Situated within a popular location, is this stunning semi-detached property constructed in 2019 and finished to a high standard throughout. You are greeted with a spacious entrance hallway with a convenient guest cloakroom and doors leading to all further rooms. There is a modern kitchen overlooking the front with integrated Smeg appliances and sleek wall and base units with Silestone quartz work surfaces and splashback. To the rear of the property there is a large living/dining room with bi-fold doors opening to the garden. On the first floor there are two double bedrooms, both with the benefit of large fitted wardrobes and served by a modern family bathroom. Externally to the front there is a garden which is mainly laid to lawn with mature shrubs and a pathway to the front door. To the side there is driveway parking for two cars and access leading to the rear garden, which is fully enclosed by wooden fencing and displaying two patio terraces to enjoy al fresco socialising, while the rest of the garden is mainly laid to lawn.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Charters Estate Agents Limited. REF: 1068762



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Badshot Lea is a popular village located between Farnham and Aldershot on the western edge of Surrey, close to the A31 and A331 for easy access to London. The village has a number of local shops, a popular infant school (Badshot Lea Village Infant School), St Georges Church, two traditional pubs (The Cricketers and The Crown) and the well-regarded Squires Garden Centre, all within easy walking distance. The development benefits from a large green space, including a children's play area, together with ample free visitor parking.

The towns of Farnham and Aldershot are both within easy reach, providing you with a host of things to see and do. Farnham, Aldershot and Guildford train stations are within easy reach, providing access to London Waterloo in less than an hour.



SPECIFICATION

- Stunning semi-detached house
- Well-proportioned accommodation throughout
- Two good sized double bedrooms, each with fitted wardrobes
- Family bathroom
- Large living/dining room with bi-fold doors
- Downstairs cloakroom
- Driveway parking
- Enclosed rear garden with patio and lawn
- Storage shed

LOCAL AUTHORITY

Waverley Borough Council

Council Tax Band- D

GUIDE PRICE

£435,000

TENURE

Freehold

Estate Maintenance Charge - £325.10 per annum.