



St. Georges Road, Badshot Lea, Farnham, Surrey, GU9 9LX



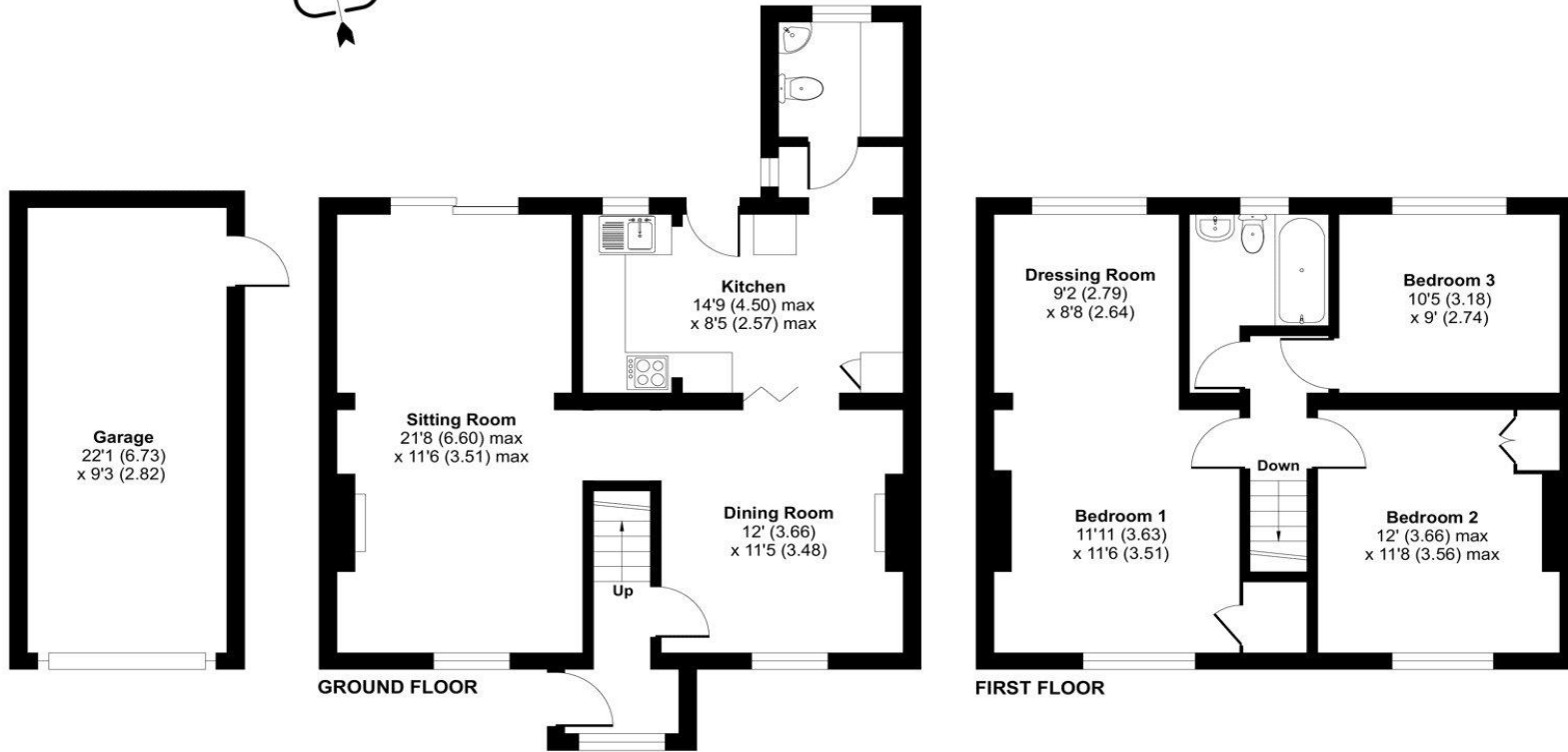
ACCOMMODATION

A fantastic opportunity to purchase a three-bedroom detached family home requiring refurbishment throughout. The property is located within a popular location and offers plenty of scope for extension, subject to planning permission.

Upon entering the property you are greeted via an entrance hall which leads through to the dining room. On the other side of the property there is a large sitting room with dual aspect and sliding doors leading to the rear garden. At the back of the property is the kitchen which leads through to the downstairs cloakroom. On the first floor there are three good sized bedrooms served by a family bathroom. The principal bedroom is a great size with large dressing area which could potentially be turned into a fourth bedroom.

Externally there is driveway parking to the front which leads to a single garage. The property has a large rear garden enclosed mainly by wooden fencing and mature hedging. The rest of the garden is mainly laid to lawn with patio area across the back of the property.

Approximate Area = 1225 sq ft / 113.8 sq m
 Garage = 205 sq ft / 19 sq m
 Total = 1430 sq ft / 132.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1083844



SITUATION

Badshot Lea is an attractive location which boasts a range of useful amenities, making it easy to settle into village life. The towns of Farnham and Aldershot are both within easy reach, providing you with a host of things to see and do. What's more, if you want to travel to the capital for work or leisure, the transport links into London and beyond are excellent.



SPECIFICATION

- Three double bedrooms
- Two reception rooms
- Potential to extend (STPP)
- Large rear garden
- Driveway with single garage
- Popular location

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band: E

ASKING PRICE

Offers in Excess of £450,000

TENURE

Freehold