



3 Towns End Gardens, Farnham

Surrey, GU9 9FP

Guide Price **£450,000**

ANDREW LODGE

estate agents



3 Towns End Gardens

Farnham

An immaculately presented two bedroom, two en-suite home with parking for 2 vehicles and landscaped courtyard garden close to Farnham town centre. Offered to the market with no onward chain

- Beautifully presented modern semi-detached house
- Small and select development
- Convenient for Farnham's Georgian town centre
- Two double bedrooms
- Two en-suite shower/bath rooms
- Ground floor cloakroom
- Stunning kitchen/dining room
- Integrated appliances
- Rear aspect sitting room
- Views over the landscaped courtyard garden
- Landscaped, low-maintenance garden
- Driveway parking for two vehicles
- No onward chain
- Ideal lock-up-and-leave or investment purchase



A beautifully presented modern semi-detached home, forming part of a small and select development conveniently situated within easy reach of Farnham's historic Georgian town centre. Offering well-planned and stylish accommodation throughout, the property is ideally suited to those seeking a low-maintenance home in a highly convenient location. The welcoming entrance hall leads to a cloakroom and an impressive kitchen/dining room, fitted with a comprehensive range of contemporary units and integrated appliances, creating an excellent space for both everyday living and entertaining.

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To the rear of the property, the bright and spacious sitting room enjoys an attractive outlook over the landscaped courtyard garden, with French doors providing direct access and creating a seamless connection between the indoor and outdoor spaces. On the first floor are two generous double bedrooms, both benefiting from their own en-suite facilities, providing a high degree of comfort and flexibility for owners and guests alike. Externally, the landscaped courtyard garden has been designed for ease of maintenance and offers a pleasant setting for outdoor dining and relaxation. To the front, there is driveway parking for two vehicles. Offered to the market with no onward chain, this superb home combines modern convenience, quality presentation and an excellent location, making it an ideal main residence, lock-up-and-leave property or investment opportunity.

General: Services - All mains services. Gas fired boiler / Local Authority - Waverley B. C. The Burys, Godalming GU7 1HR 01483 523333 / Council Tax - Band D with an annual charge for the year ending 31.03.26 of £2481.23 / Tenure - Freehold / EPC rating - B / Miscellaneous - Communal area service charge £300 pa. / Mobile phone signal available. Ultrafast broadband available (via Ofcom)

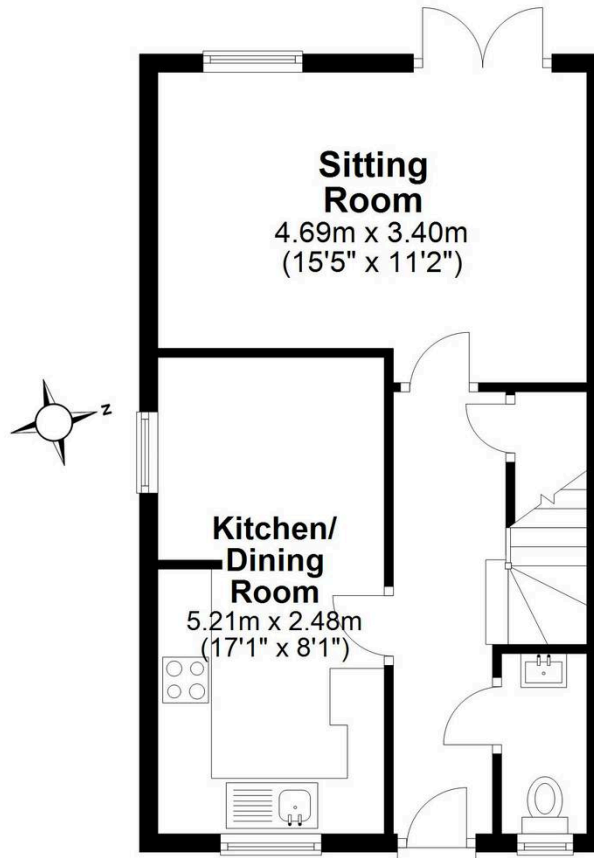
Directions: Directions: Leave Farnham via South Street. At the traffic lights turn left onto the A31. At the Shepherd and Flock roundabout take the second exit leading to the next roundabout. Take the second exit sign-posted Badshot Lea. Go straight over the mini roundabout and bear right. Turn right into Hurlands Close, then left into Towns End Gardens, where the property is situated in the close on the left hand side.



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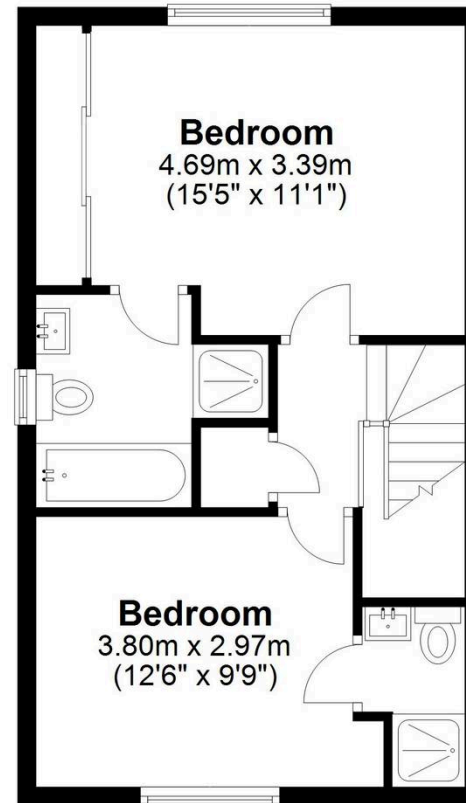
Ground Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 78.2 sq. metres (841.6 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings