



One Double Bedroom Terraced House

Crown Lane, Badshot Lea, Farnham, Surrey, GU9 9JP

Price: £285,000

- One Double Bedroom House
- Recently fitted Kitchen and Bathroom
- Freehold Property
- Patio Area
- Courtyard
- Allocated Parking
- Close to Local Amenities
- EPC: C (73)



Description

A freehold one bedroom house, pleasantly positioned within a courtyard setting just off a peaceful lane in the popular village of Badshot Lea. This charming home presents an ideal first-time purchase, benefiting from no lease concerns and no stamp duty payable for eligible first-time buyers. The accommodation is arranged over two levels. The ground floor comprises a kitchen positioned to the front of the property and a spacious, light-filled lounge/diner to the rear. To the first floor is a well-proportioned double bedroom with built-in storage, a modern three-piece bathroom suite and additional storage space, which is particularly impressive for a one bedroom home. The landing also offers space for a work from home set up. The house is notably light and bright throughout, enjoying plenty of natural sunlight, and offers low running costs. Additional benefits include Council Tax Band B, EPC rating C, and a range of recent improvements completed within the last three years, including a kitchen, bathroom and boiler, full double glazing, a recently installed RCD consumer unit with electrical testing, and loft insulation. Further benefits include smoke alarms and a CO2 monitor for added safety.

Outside

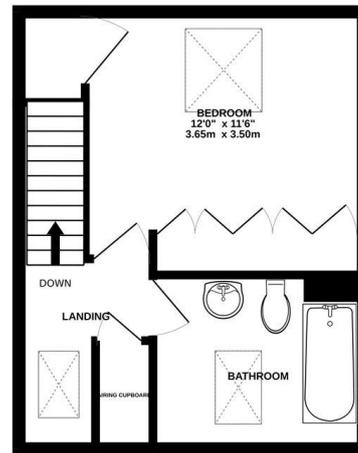
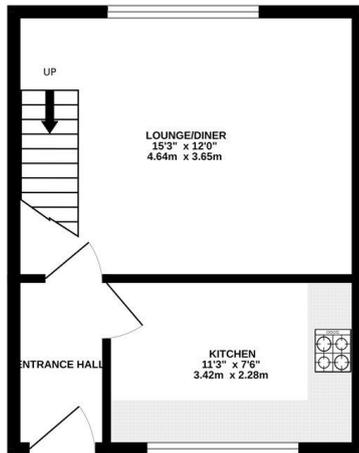
To the front of the property is a small patio area which is open to the courtyard ahead, there is space for a small table and chairs and flowerpots. To the rear of the property is a lane which leads to open countryside. The property further benefits from an allocated parking space and is conveniently located within close distance of local shops and amenities, including a Sainsbury's supermarket with Argos. Farnham town centre is also easily accessible, while Farnham Station is approximately 1.7 miles away, offering direct links to London Waterloo and making this an excellent option for commuters. The location is well-suited to an active lifestyle, with excellent walks nearby such as Farnham Park and Farnham Castle. A David Lloyd Club, tennis club, and a recently opening padel and pickleball facility are all nearby too.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

Floorplan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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