



The Gardens, Tongham, Farnham, Surrey

Offers in the region of £525,000

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This well-presented detached four-bedroom family home is situated in a popular residential area and offers spacious, light-filled accommodation throughout.

The ground floor comprises a welcoming entrance hallway leading to a generous lounge, a modern fitted kitchen with integrated appliances, and a dining area with access to the private, enclosed rear garden. There is also a separate dining room which opens into a large conservatory, providing an additional versatile living space overlooking the garden. Further benefits on this level include a downstairs cloakroom and internal access to the garage.

The first floor offers a principal bedroom with built-in wardrobes and an en-suite shower room, two further double bedrooms both with ample built-in storage, a fourth bedroom, and a well-appointed family bathroom with shower over bath.

Externally, the property benefits from driveway parking for several vehicles, a garage, and a private rear garden, making it an ideal home for families.

- Well-presented detached four-bedroom family home in a popular residential area
- Spacious, light-filled accommodation throughout
- Ground floor features a welcoming entrance hallway leading to a generous lounge
- Modern fitted kitchen with integrated appliances and dining area opening onto the private, enclosed rear garden
- Separate dining room leading into a large conservatory overlooking the garden
- Downstairs cloakroom and internal access to the garage
- First floor includes a principal bedroom with built-in wardrobes and en-suite shower room, two further double bedrooms with ample storage, a fourth bedroom, and a family bathroom with shower over bath
- Driveway parking for several vehicles, garage, and private rear garden, ideal for families



Floorplan

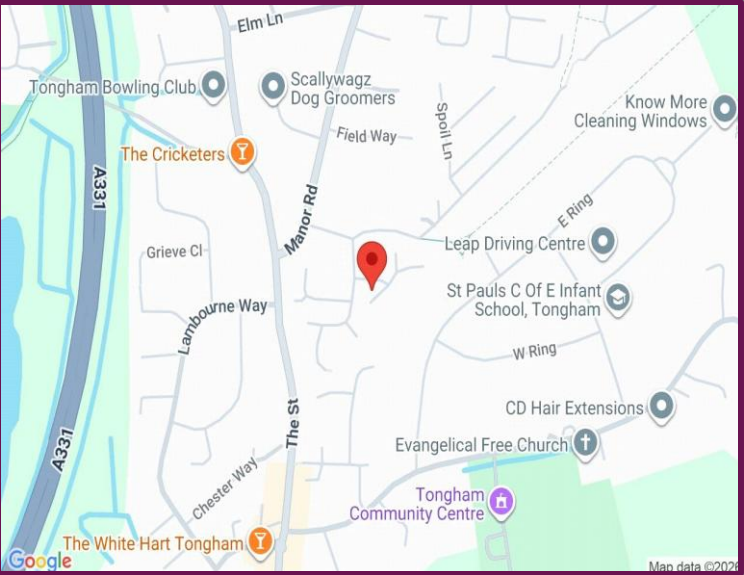


TOTAL FLOOR AREA : 1306 sq.ft. (121.3 sq.m.) approx.

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 is given that they will be provided.

Location

The Gardens is set in the popular village of Tongham, on the northern edge of Farnham in Surrey. The village offers local shops, pubs, schools and green spaces, while Farnham town centre is a short drive away with a wide range of shops, cafes and amenities. The area is well connected, with nearby Ash, Farnham and Aldershot railway stations and easy access to the A31 and A331 for commuting. Surrounded by beautiful Surrey countryside, The Gardens provides a peaceful yet convenient location for families and commuters.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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