



78 Badshot Lea Road

Badshot Lea, GU9 9LT

£350,000

Ideally located on the popular Badshot Lea Road, this property is well positioned for everyday convenience, with good local schools, and shops all within a short walk. Transport links are also excellent, with easy access to the A31 Hogs Back, while Farnham town centre & Farnham railway station are just a short drive away. This desirable setting is close to countryside walks and the local schools, with the well regarded All Hallows Catholic School located less than a mile away.

The property offers generous living space and a well-designed layout, making it ideal for first-time buyers, small families or investors. On entering, you are welcomed by a bright bay-fronted lounge which leads through to a modern kitchen diner, perfect for everyday living and entertaining. Beyond the kitchen is a useful utility area and a convenient downstairs shower room.

Upstairs are two well-proportioned double bedrooms. The second bedroom benefits from a separate WC, while the master bedroom enjoys a private ensuite bathroom. A further staircase leads to an unconverted loft space, offering excellent potential for official conversion (STPP/building regulations), ideal for an additional bedroom, office or hobby room.

Outside, the property features a private rear garden along with valuable off-street parking to the rear.

Overall, this is a charming and well-located home with excellent future potential, and early viewing is highly

- Chain free
- Walking distance to countryside walks and amenities
- Off street parking at rear
- Desirable village location near Farnham
- Stairs to loft
- Two bathrooms
- Rear garden
- Easy access to A31
- Council Tax Band C
- EPC C (70)

Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



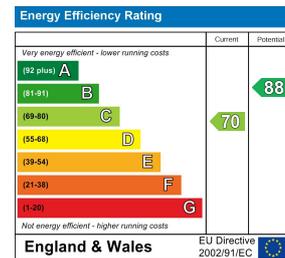
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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