



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.



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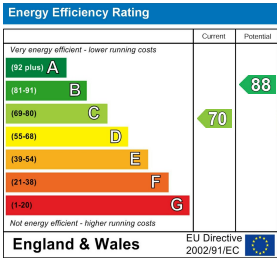
Floor Plan



Area Map



Energy Efficiency Graph



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