

Farnham, Surrey
Two Bedroom Home



2 Selborne Gardens, Farnham, Surrey, GU9 8AE

The Property

This beautifully presented two-bedroom home has been tastefully updated and modernised throughout by the current owner. It is ideally situated on the favoured south side of Farnham and within easy reach of the town centre, the mainline station and well-regarded schools.

Benefits to the property include two bedrooms, living/dining room, new kitchen and bathroom, boiler, radiators, carpets upstairs, flooring and windows/doors. Externally there is a garden and parking.

Ground Floor

There is a porch with useful storage leading through to the well-presented living/dining room. The well-appointed kitchen/breakfast room has been completely updated with fitted units and integrated appliances and benefits from patio doors out to the pretty rear garden.

First Floor

On the first floor are two good sized bedrooms with the main bedroom benefitting from a built-in wardrobe. The second bedroom is currently being used as an office.

There is a new bathroom suite with over-bath shower.

Outside

To the rear is a private, enclosed south facing garden mainly laid to lawn with flower beds and a patio area ideal for entertaining or relaxing in the sunshine. To the front of the property is allocated parking for two cars.

Location

Set within a cul-de-sac location, the property is conveniently located to local amenities and schools. The Georgian town centre of Farnham offers an excellent

range of shopping, recreational and educational facilities including a Waitrose, Sainsburys and Leisure Centre.

There is a good choice of both state and private schools, including the highly regarded All Hallows Catholic School, and Sixth Form College, Waverley Abbey Church of England Junior School, Badshot Lea Infant School and William Cobbett Primary School.

Farnham is recognised for its Castle, wide principal street and Georgian architecture and provides an excellent range of shopping, and cultural facilities, as well as a main line station (London, Waterloo in 55 minutes). Access to the A3 and A31 are close by, both providing access to the M25 and the national motorway network.

Tax band C and local council is Waverley.











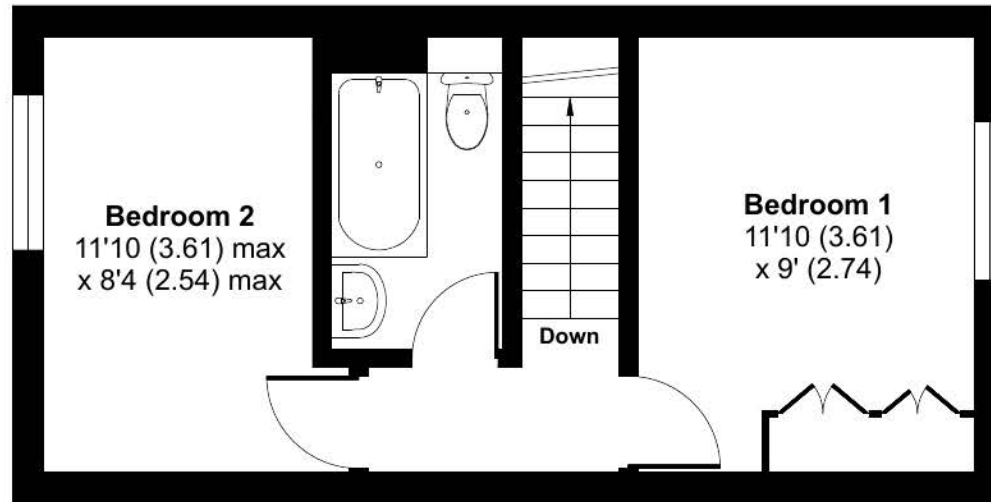




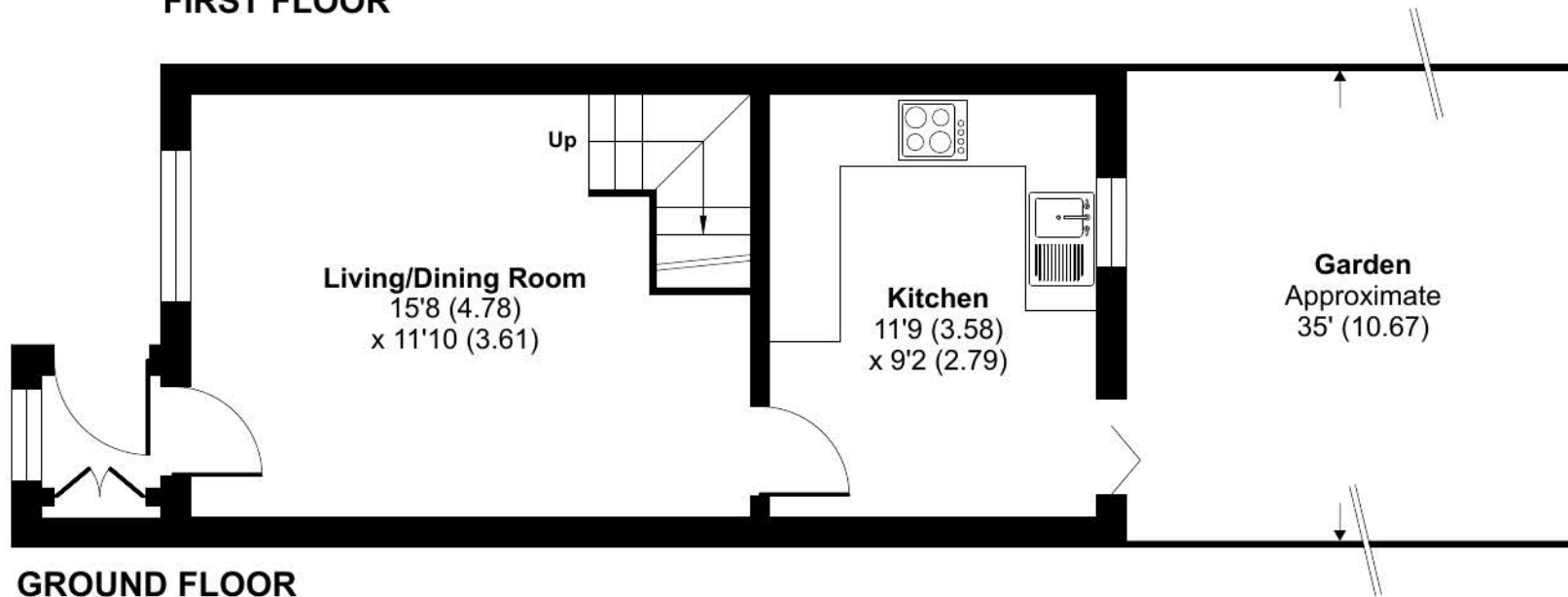








FIRST FLOOR



GROUND FLOOR

Places of interest

The surrounding area is renowned for country walks and open spaces. The centre of Farnham offers a choice of public houses, cafes and shops.

Road and rail links are excellent within the local area



Farnham Castle



War Memorial



Castle Street



Lion & Lamb Yard



Farnham Church

Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU9 8AE Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. .

Viewing

Telephone sole agents
McCarthy Holden: 01256 704851

Services

Mains electricity, gas and mains drainage.
EPC C(75)

Local Authority

Waverley Borough Council
01483 523333
Band C

**McCarthy
Holden** 

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