



18 Allington Close, Farnham, Surrey. GU9 9EJ.  
Fixed Price £550,000

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## Description

A beautifully presented end town house built by Messrs Bellway Homes that occupies a private position at the end of this popular cul-de-sac. The property offers spacious family accommodation, arranged over three floors and enjoys far reaching views over the surrounding town and countryside.

On the ground floor there is an entrance hall, cloakroom/wc and a double aspect sitting room with box bay window. There is also a contemporary style kitchen fitted with an excellent range of floor and wall units, quality worktops, integrated appliances including a four ring gas hob, built in oven and grill, light/extractor, fridge/freezer, dishwasher, washer dryer and microwave.

On the first and second floors there are five bedrooms and two modern white bath/shower rooms (1 en-suite).

Outside there is a lovely, landscaped south-west facing rear garden offering a good degree of privacy and seclusion. Gated rear access and summerhouse.

Material Information - Upvc double glazed windows, gas fired central heating (new boiler installed 2 years ago), ultrafast broadband available, mobile coverage good. Service charge of £200 pa to Meadfleet for upkeep of communal areas.



## Directions

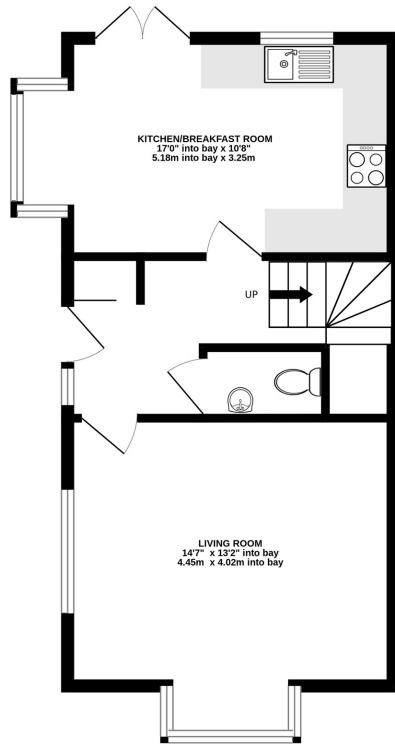
Leave Farnham town centre via East Street and continue onto Hale Road. At the traffic lights turn right into Manor Road. Follow this road around to the right before turning left into Allington Close, where number 18 can be found at the end on the right.

## Local Authority

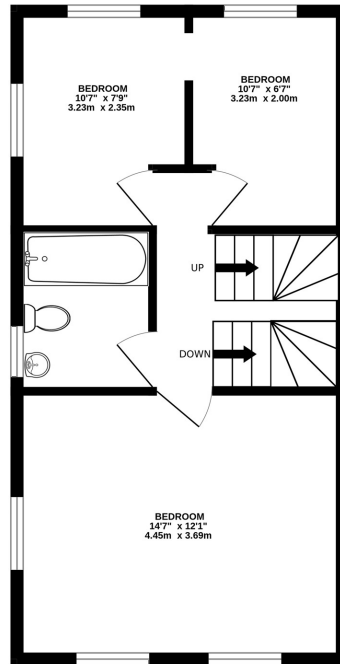
Waverley  
Band E



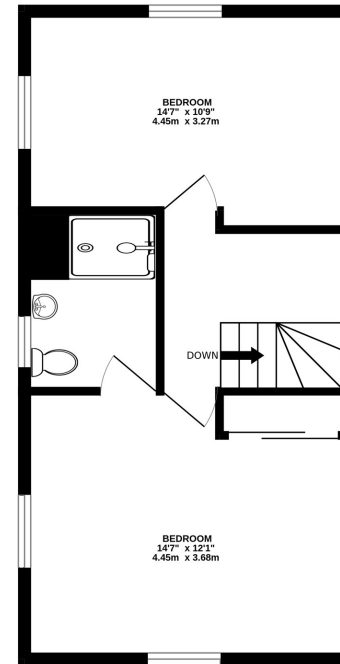
GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.

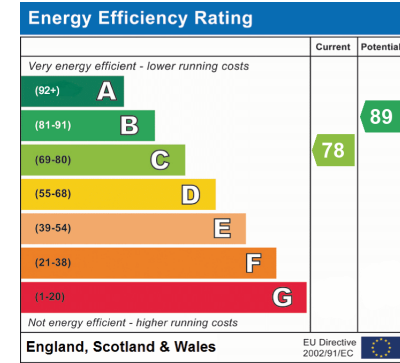


2ND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 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 as to their operability or efficiency can be given.  
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