



Selbon

Residential sales & lettings

Ravelin Close, Crondall,
Farnham, GU10 5PS

Guide price £385,000 Freehold



01252 979300

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- No Onward Chain
- Enclosed Rear Garden
- 19ft Living/Dining Room
- Cul-De-Sac Location
- Close Proximity of Village Shop and Pubs
- Sought After Village Location
- Two Bedrooms
- Shower Room
- Allocated Parking Bay
- Private Road with a Service Charge of £160 P/A

Selbon Estate Agents are delighted to offer this two-bedroom semi-detached bungalow which is situated within the sought-after village of Crondall and offered to the market with no onward chain.

Offering spacious and flexible accommodation throughout, this property offers two generous bedrooms, a 19ft living/dining room with patio doors opening into the rear garden, kitchen which offers a range of fully fitted integrated appliances including oven, hob and space for additional appliances and a refitted shower room. The property also offers plenty of storage.

Outside the well-presented rear garden is enclosed by wood panel fencing with a generous lawn area and a mixture of flowers and shrub borders. Within the garden you have a shed with power and outside the rear of the property an electric awning can be found near the patio area making it ideal for al fresco dining and side access to the front of the property.

Ravelin Close is a private road with a mixture of apartments and bungalows, with a parking area to the front with an allocated parking bay. A service charge is paid for this property which is £160 P/A for the communal space.

Situated within Crondall village offering local facilities, including a village store/post office, doctors' surgery, church, choice of public houses, Pencroft Winery and cafe, well-regarded primary school and two-day nurseries within close proximity. There is also a cricket ground, playground and tennis courts.

The Georgian town of Farnham has a superb balance of branded and independent shops, supermarkets and restaurants with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. There is a leisure centre within the town centre and also the creative Farnham Maltings Centre which offers theatre, film and craft fairs.







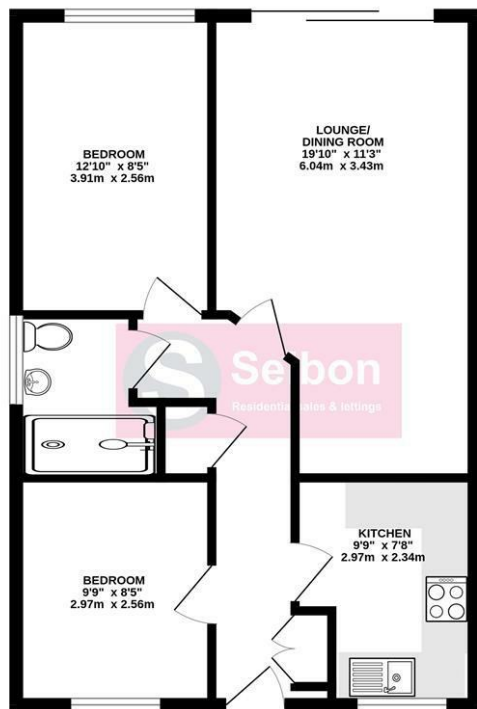






Floor Plans

GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



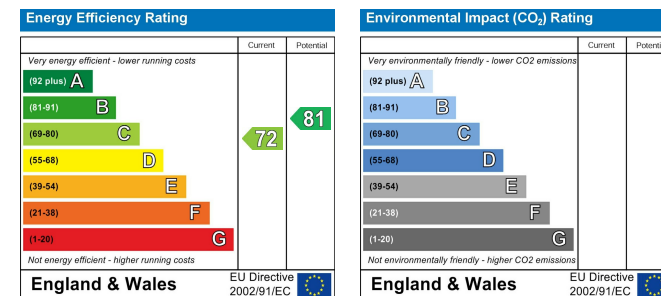
TOTAL FLOOR AREA : 581 sq.ft. (53.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Neopcon CAD2023

Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D

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