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# Five Bedroom Detached House

## St. Georges Road, Badshot Lea, Farnham, Surrey, GU9 9LX

Price: £575,000

- Five Bedroom Detached
- Dual Aspect Living Room
- Modern Kitchen/Breakfast Room
- Two En Suite Bedrooms
- Contemporary Family Bathroom
- Beautifully Landscaped Rear Garden
- Garage and Off Road Parking
- EPC: C (71)





## Description

A stunning five bedroom detached family home arranged over three generous floors, offering three luxurious bathroom and shower suites, a beautifully landscaped rear garden and a larger than average garage. Ideally positioned alongside a 135 acre nature reserve, it provides superb access to outdoor space and dog walking routes. Presented in exceptional condition throughout, the home has been thoughtfully upgraded to a high specification. The ground floor features a superbly refitted kitchen/breakfast room ideal for modern family living, together with a spacious dual aspect sitting room flooded with natural light.

The first floor is home to an impressive principal bedroom suite, complete with a dedicated dressing room that could also serve as a home office, along with a stylish en suite bathroom. Two further well-proportioned bedrooms and a contemporary family shower room complete this level. Occupying the second floor, the converted loft provides two additional bedrooms, one benefiting from its own en suite shower room, making it ideal for guests, older children or multi generational living.

## Outside

Outside, the attractive rear garden has been professionally landscaped and includes a generous patio area ideal for outdoor dining and entertaining. A rear access gate leads to two allocated off road parking spaces and an oversized garage complete with power and lighting.

To view the Material Information Certificate for this property please click **Here** or contact us to request a copy.

## Floorplan




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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**TO ARRANGE A VIEWING PLEASE CONTACT:**

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