



Grange Road, FARNHAM, Surrey

Asking Price: £450,000

Gascoigne-Pees







An ideal three-bedroom home offering approximately 891 sq. ft. of accommodation, with two bathrooms, conservatory, generous rear garden and driveway parking for two vehicles, conveniently positioned in the popular village of Tongham. The property provides versatile accommodation arranged over two floors and would make an excellent choice for families, first-time buyers or those looking for a well-connected home within easy reach of Farnham, Aldershot and the surrounding Surrey countryside. On entering the property, the hallway provides access to a useful ground-floor WC before opening into an impressive living room measuring approximately 17' x 14'4". A bay window provides plenty of natural light, while the proportions of the room offer ample space for both relaxing and entertaining.

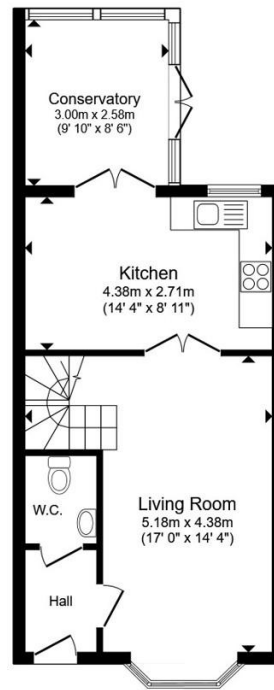
To the rear is a separate kitchen measuring approximately 14'4" x 8'11", fitted with a range of cabinetry, work surfaces and integrated cooking appliances, with space for additional appliances. French doors lead directly into the conservatory, creating a natural extension of the living accommodation and providing an excellent dining or family space overlooking the rear garden. Upstairs, the principal bedroom is a comfortable double measuring approximately 11' x 8'10" and benefits from its own en-suite shower room. There are two further bedrooms, making the layout particularly versatile for families or buyers requiring a home office, alongside a separate family bathroom. Outside, the rear garden is predominantly laid to lawn and enclosed by fencing, it offers a good degree of space for children, entertaining and outdoor seating, with established planting and a garden shed positioned towards the rear. To the front, the property further benefits from driveway parking for two vehicles – a valuable addition for a home in this location.

Grange Road is situated in Tongham, a well-established Surrey village positioned between Farnham, Aldershot and Guildford. The location combines the convenience of village amenities with excellent access to larger neighbouring towns and the surrounding countryside. Everyday amenities are readily accessible, with local convenience shopping available within the village and further shopping, restaurants, cafés and leisure facilities available in nearby Farnham and Aldershot.

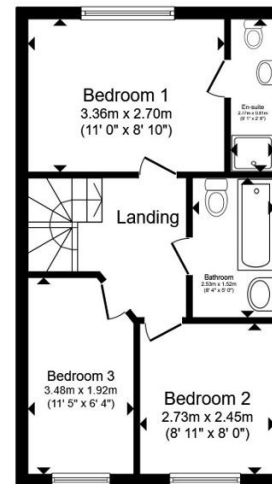
The property is particularly well positioned for families, with St Paul's CofE Primary School & Nursery approximately 0.4 miles away and Ash Manor School approximately 0.6 miles away, alongside a wider selection of schools throughout Farnham, Ash and Aldershot. For commuters, both Ash and Aldershot railway stations are approximately 1.5 miles from the postcode, providing rail connections into the wider network. The location also offers convenient road access towards Farnham, Guildford and the A31, with the A331 providing onward connections towards the M3.

For those looking to combine accessibility with outdoor space, the wider area provides access to attractive Surrey countryside, walking routes and recreational opportunities, while Farnham's historic town centre is within easy reach.





Ground Floor



First Floor

Total floor area 82.8 m² (891 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **TBC**

Viewing by appointment

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