

# ELSTEAD ROAD



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FARNHAM, SURREY, GU10 1JB

A charming, redecorated two bedroom entrance lodge house located in Seale.

Available: 26th October 2024

£1,600 Per Annum (Per Calendar Month)

Bungalow - Detached, 2 Bedroom, 1 Bathroom, 1 Reception, Unfurnished

## Key Features

- Detached Lodge House
- Two bedrooms
- Rural views
- Recently redecorated
- Estate location
- Managed by Grantley





## THE PROPERTY

### Description

Internally the property includes a small entrance hall, leading to a kitchen with a separate utility/walk in pantry room that will contain a fridge and washing machine. The small entrance hall also leads to the bathroom with an electric shower over the bath. The sitting room benefits from a fireplace and rural views over the neighbouring fields. You will also find two double bedrooms. The property has been neutrally re-decorated throughout.

Externally, to the side of the property is off street parking with access to the garden.



The house is located in the village of Seale with easy access to countryside walks to Puttenham Common and beyond. The villages of Elstead and Puttenham are within very easy reach and major routes including the A31 and the A3 lead to the larger towns of Farnham and Guildford with shops, restaurants, bars and leisure activities.

The property is available in October.

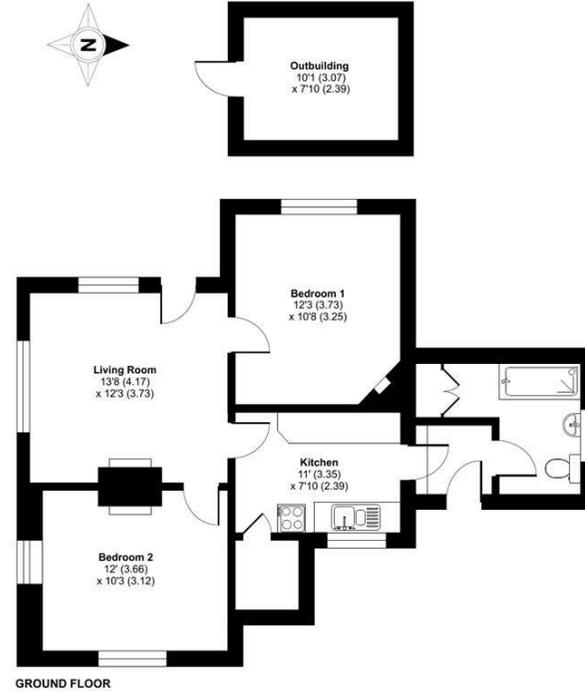
Electric heating throughout.

Council tax Band C  
EPC rating D  
Holding deposit £369



### Seale Entrance Lodge, Elstead Road, Seale, Farnham, GU10

Approximate Area = 648 sq ft / 60.1 sq m  
Outbuilding = 81 sq ft / 7.5 sq m  
Total = 729 sq ft / 67.7 sq m  
For identification only - Not to scale



 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grantleys. REF: 1190235.

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