



Bartlett Avenue | Badshot Lea | Farnham | GU9 9GD

Offers In Excess Of £435,000



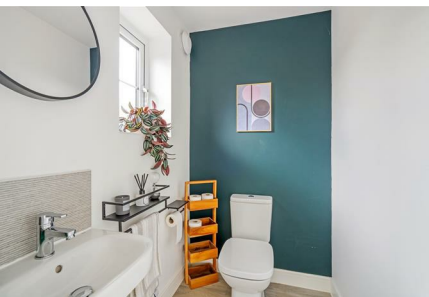
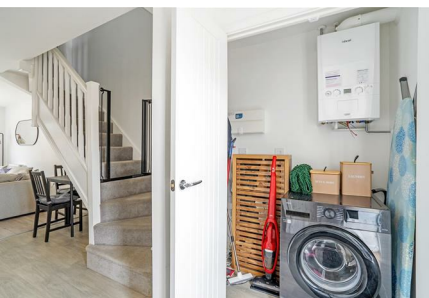
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A beautifully presented 2-bedroom semi-detached home, built in 2022 by Taylor Wimpey, located in the popular village of Badshot Lea, Farnham. This modern property features a bright open-plan living/dining area, contemporary kitchen, stylish bathroom, private rear garden, and driveway parking. Ideally suited for first-time buyers, downsizers, or investors, and within easy reach of local amenities, schools, and transport links.

- Modern 2-bedroom semi-detached home
- Located in a quiet, family-friendly development in Badshot Lea
- Contemporary fully fitted kitchen with integrated appliances
- Still under NHBC warranty (expires 2032)
- Easy access to Farnham town centre and mainline train station
- Built in 2022 by award-winning developer Taylor Wimpey
- Spacious open-plan living and dining area with garden access
- Two well-proportioned double bedrooms
- Driveway parking for two vehicles
- Private East-facing rear garden, ideal for relaxing or entertaining

Stylish & Modern 2-Bedroom Semi-Detached Home in a Desirable Surrey Village – Ideal for





First-Time Buyers or Downsizers Nestled in the sought-after village of Badshot Lea, on the outskirts of the historic market town of Farnham, this beautifully presented two-bedroom semi-detached home offers the perfect combination of contemporary living, energy efficiency, and a peaceful community setting. Built in 2022 by renowned developers Taylor Wimpey, 11 Bartlett Avenue is a turn-key property that caters perfectly to modern lifestyles.

Upon entering the property, you are welcomed by a bright and airy entrance hall leading into a spacious open-plan living and dining area—a versatile space ideal for relaxing, entertaining, or working from home. Large windows and patio doors flood the room with natural light and provide seamless access to the private rear garden, perfect for summer barbecues or quiet evening retreats. The sleek modern kitchen is located at the front of the house and features a range of contemporary units, integrated appliances, and plenty of worktop space—ideal for both casual cooking and hosting guests.

Upstairs, you'll find two generously sized double bedrooms, each offering ample storage. The stylish family bathroom is tastefully finished with modern fixtures, a bath with



overhead shower, and a neutral colour palette that adds to the home's calm and contemporary feel.

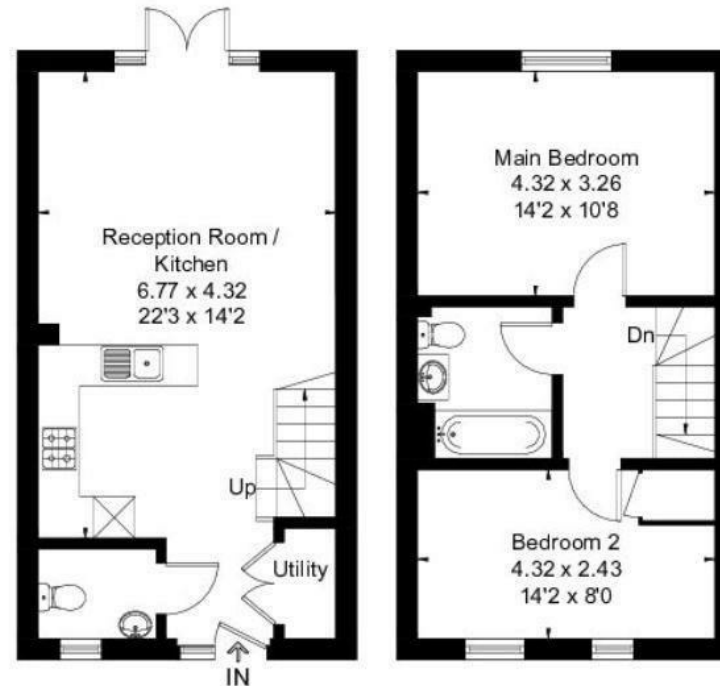
The south-facing rear garden is a real highlight —landscaped for low maintenance and enjoyment. It features a patio seating area and a lawn, making it a great space for children, pets, or entertaining friends. To the front, the home also benefits from allocated driveway parking for two vehicles.

Bartlett Avenue forms part of a popular and recently completed residential development, ideally situated for access to both local amenities and beautiful countryside walks. Situated on the outskirts of the historic market town of Farnham, Badshot Lea is a charming Surrey village that offers the perfect blend of countryside tranquillity and convenient urban access. Known for its welcoming community feel and green surroundings, the village provides a peaceful lifestyle without compromising on connectivity. Badshot Lea benefits from a range of local amenities including a popular garden centre with café, a well-stocked convenience store, a traditional pub, and nearby schools, making it an excellent choice for families and professionals alike. The area is surrounded by beautiful walking and cycling routes, including access to nature reserves and the nearby River Wey.



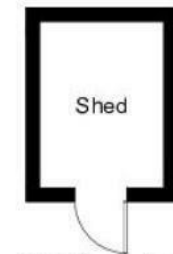


Approximate Floor Area = 70.9 sq m / 763 sq ft



Ground Floor

First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63768

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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