



Catherine Court | 44 Hale Road | Farnham | GU9 9FB

Asking Price £295,000

Leasehold



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No onward chain. A well-presented two-bedroom, two-bathroom second-floor apartment offering spacious accommodation, secure gated parking, and easy access to Farnham town centre and mainline station, making it ideal for commuters, first-time buyers, downsizers, and investors.

- Modern and stylish Second Floor Apartment
- Further Bathroom
- Communal Gardens
- Good sized living area adjacent to kitchen
- Direct train access to London Waterloo
- Two Double Bedrooms with master ensuite shower room
- Gated Secure Allocated Parking
- Close to Local Amenities within easy reach of Farnham town centre
- Easy access to A31/M3
- Walking distance of the market town of Farnham.

Offered to the market with no onward chain, this beautifully presented second-floor apartment combines modern design, generous proportions, and a highly convenient location, making it an excellent choice for first-time buyers, downsizers, investors, or commuters alike.



"Stylish Second Floor Apartment with Secure Parking, Two Double Bedrooms & Excellent Transport Links"
Positioned within walking distance of Farnham's historic town centre, this modern and well-presented apartment offers spacious living, secure parking, and superb commuter links—ideal for professionals, first-time buyers or investors.



The accommodation extends to approximately 698 sq. ft. and is thoughtfully arranged to provide comfortable and practical living throughout. At the heart of the home is a spacious living room, flooded with natural light and offering an inviting space to relax or entertain. The separate fitted kitchen is well-appointed with ample storage and worktop space, creating a practical environment for everyday living.

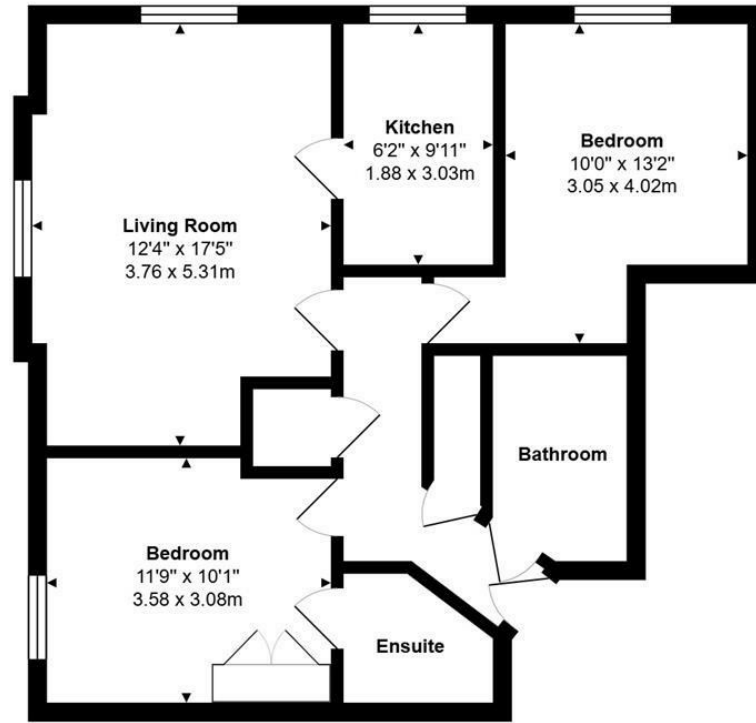
There are two generous double bedrooms, both offering excellent proportions. The principal bedroom benefits from a private ensuite shower room, while a separate family bathroom serves the second bedroom and guests, providing flexibility for modern lifestyles.

Further benefits include secure gated allocated parking, well-maintained communal grounds, and a secure entry system, offering both convenience and peace of mind.

Ideally positioned on the sought-after Hale Road, the property enjoys easy access to the charming Georgian town centre of Farnham, renowned for its boutique shops, cafés, restaurants, and excellent leisure facilities. Farnham railway station is within easy reach and provides direct services to London Waterloo, while the nearby A31 and M3 offer superb road connections to London, Guildford, and the South Coast.

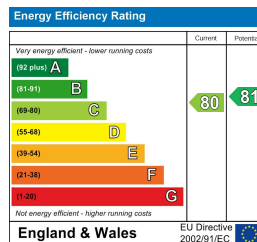
A superb opportunity to acquire a modern apartment in a desirable Farnham location, available with the added advantage of no onward chain.





Total Area: 698 ft² ... 64.9 m²

All measurements are approximate and for display purposes only



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