

Crandall, Surrey  
Two Bedroom Semi-Detached Home



16 Glebe Road, Crondall, Farnham, Surrey, GU10 5PJ

## Property

This two-bedroom semi-detached family home is located in the centre of the desirable village of Crondall within close proximity of all its amenities and is offered to the market with no onward chain. There is potential to extend subject to the usual planning permission.

## Ground Floor

There is a hallway which leads through into the light, bright living room with electric fire place.

To the rear of the property is the fitted kitchen/dining room with direct access out to the rear garden.

## First Floor

On the first floor are two good sized bedrooms and a family bathroom suite.

## Outside

The property benefits from off-road parking with spacious enclosed garden to the rear with mature planting and useful garden shed.

## Location

Crondall is a quintessential English village with excellent facilities including a highly regarded junior school, well-attended church, two pubs, a village shop/post office, cricket ground, bowls club, village hall, doctors' surgery and tennis court. within easy reach of the village amenities, yet close to open farmland with country walks on the doorstep.

The nearby historic market towns of Farnham and Odiham offer a good range of High Street and independent shopping,

recreational and educational facilities with the more extensive facilities of Guildford approximately 14 miles away.

There is an excellent range of state and private schools in the area including Edgeborough, St Nicholas', and Lord Wandsworth College.

This is an ideal location for commuters with mainline connections to London from Fleet, Farnham and Winchfield. By road you can link with the A31, A3 and M3 which provide access to London and the coast and M25. Heathrow, Gatwick and Southampton Airports are accessible all within one hour.

Tax Band is C and local Council is Hart District.













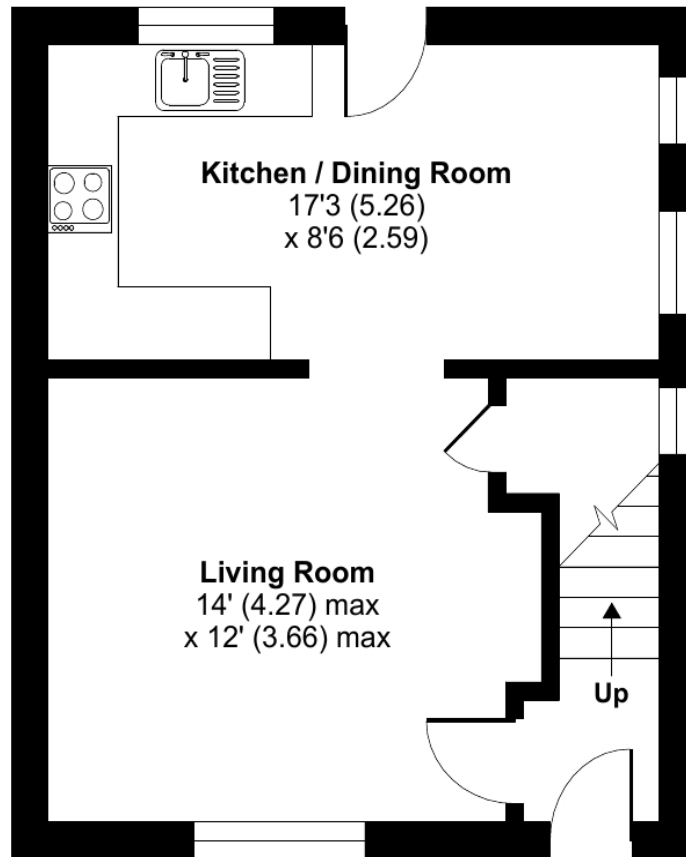




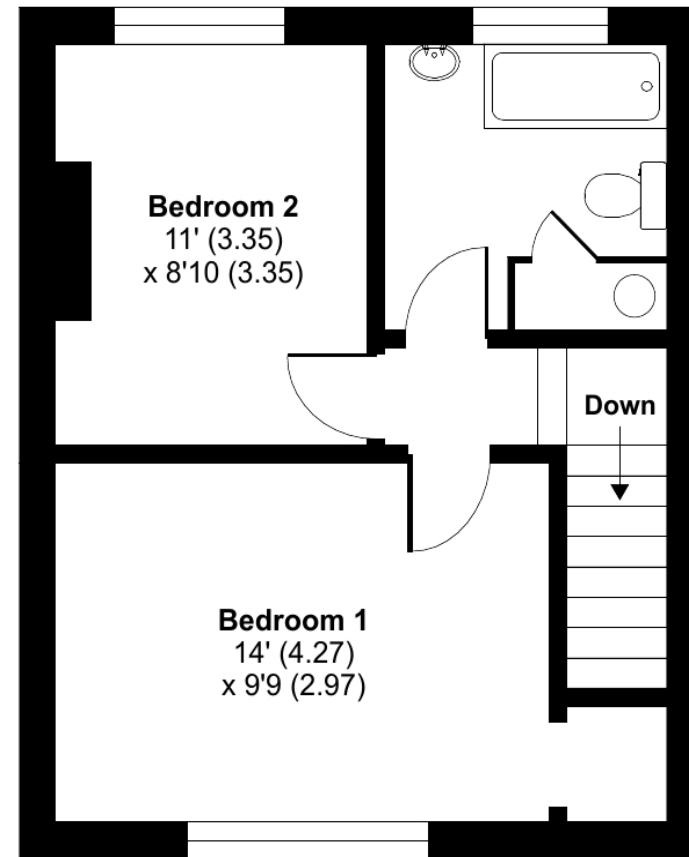
# Glebe Road, Crondall, Farnham, GU10

Approximate Area = 738 sq ft / 68.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

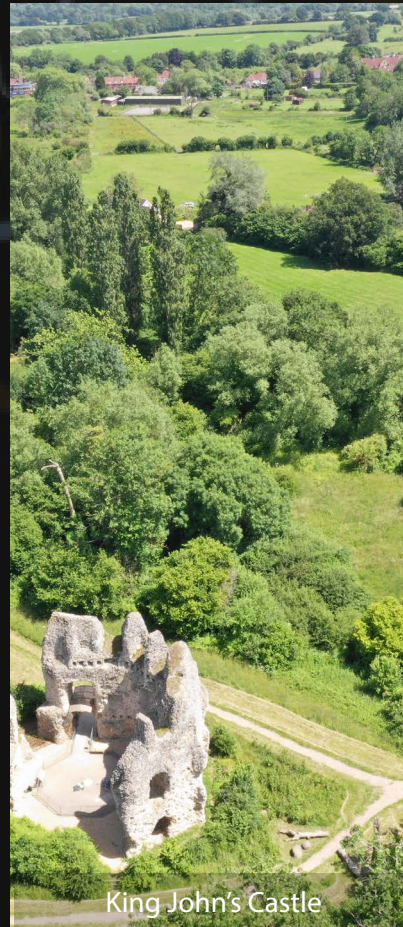
# Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 5 miles of the property.



Hook Meadow



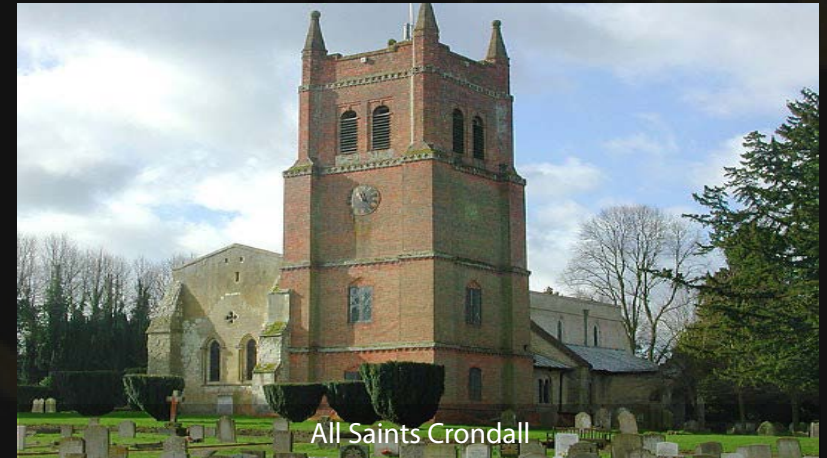
King John's Castle



Lord Wandsworth



Plume of Feathers



All Saints Crondall

## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU10 5PJ. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, gas and mains drainage.

EPC - D 59

### Local Authority

Hart District Council  
01252 622122  
Band C

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)