

19 Kings Avenue Tongham, Farnham. GU10 1AU

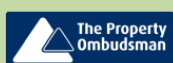


£295,000 Freehold



- Semi detached bungalow
- In need of refurbishment
- Scope for extension STPP
- Gardens extending to approx. 110 ft
- Would suit a cash buyer

- Two double bedrooms
- Ideal DIY project
- Lounge, kitchen, bathroom
- Space for off road parking
- Close to local amenities



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Summary

This two bedroom semi detached bungalow is in need of complete refurbishment, representing an ideal opportunity for the DIY enthusiast to re-create their perfect home. There is scope to extend, subject to Planning Permission and Building Regulations.

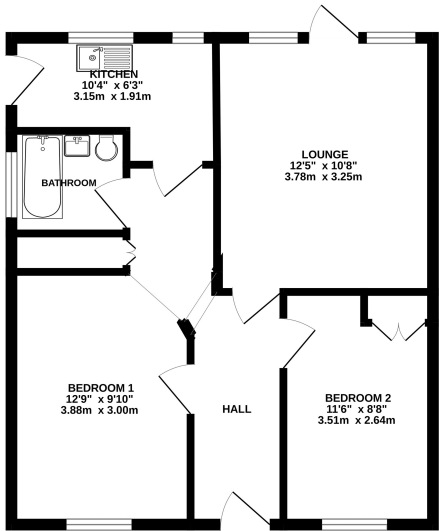
The existing accommodation provides two double bedrooms, bathroom, kitchen and lounge. There is some double glazing and a dated (not checked) gas boiler. Outside, the gardens extend to approx. 110 ft long and need some TLC to bring them back to their former glory. There is also space within the front garden for off road parking.

EPC: G | Council tax band C: £2,307.37 p.a. (2026/27)

LOCATION: The property is situated in the popular village of Tongham, near Farnham. It offers a quiet residential setting with convenient access to local commuter links such as the A31, A331 & A3, and nearby rail stations in Ash and Aldershot. Convenience shops, village pubs, and community spaces are all nearby.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	77	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)	1	
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

These particulars have been produced in good faith and are believed to be materially correct and fair, though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.