

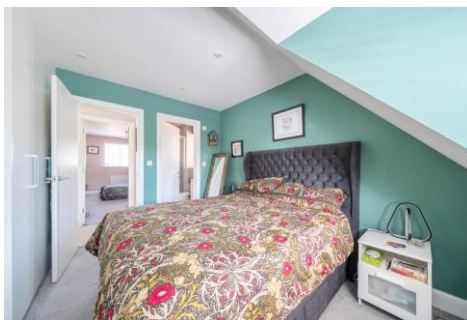


Three Bedroom Detached House

Brooklands Close, Farnham, Surrey, GU9 9BT

Price: £600,000

- Three Double Bedrooms
- Detached Family Home
- En Suite Shower Room
- Kitchen/Breakfast Room
- Private Landscaped Garden
- Sitting Room and Spacious Conservatory
- Garage/Parking
- EPC: C (75)



Description

An exceptional three double bedroom detached family home, positioned in a tucked away close, within walking distance to popular schools. Upon entering the property, you are greeted by a welcoming hallway which provides access to a lovely sitting room featuring bi-fold doors that open onto a large conservatory at the rear, which spans the width of the property, benefiting from electric underfloor heating and bi-fold doors creating an ideal place to entertain guests. There is a recently modernised kitchen/breakfast room with built-in appliances, with an abundance of worktop space and storage. Additionally, there is a cloakroom to the front of the property and a utility cupboard under the stairs. There is potential to convert the garage into additional living space, subject to planning permission. Upstairs there are three well proportioned bedrooms all fitted with radiator heating. Bedroom one has impressive built-in storage and a modern fitted en suite shower room. Bedrooms two and three are both double bedrooms with ample space for free standing furniture or built-in furniture to be added. There is also a family bathroom which has a shower fitting above the bath.

Outside

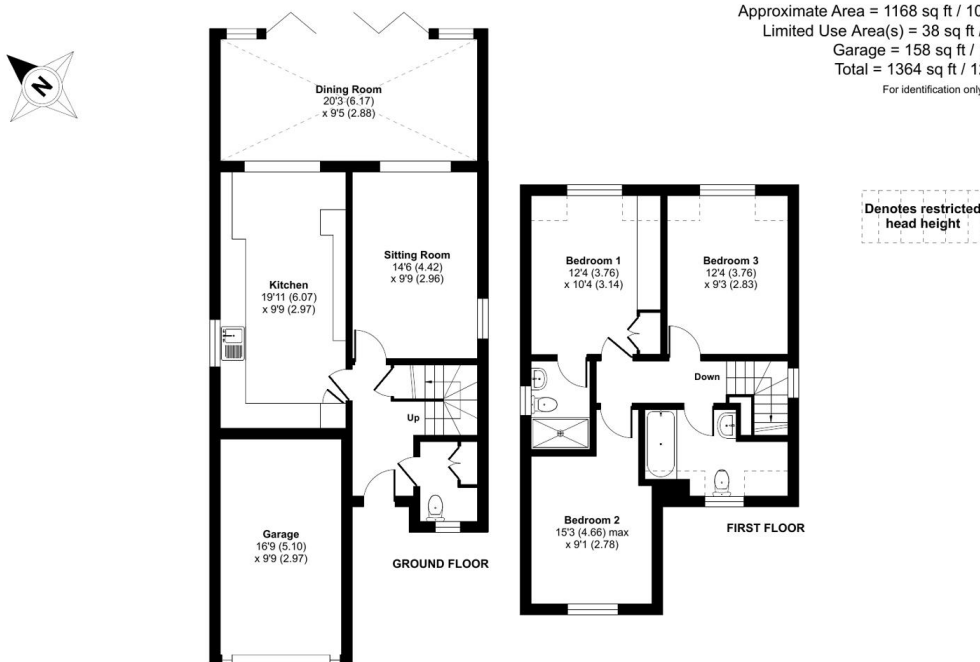
Externally is just as impressive with a driveway for multiple vehicles and a single garage. The rear garden has been landscaped to create a social space with two seating areas, one at the rear of the property and a second at the back of the garden, both with composite decking. Further benefits include a well built home office with power connected, and 8 solar panels arranged across both aspects to capture the sun throughout the day, with the additional benefit of 5Kw battery storage.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

Floorplan

Brooklands Close, Farnham, Surrey, GU9

Approximate Area = 1168 sq ft / 108.5 sq m
 Limited Use Area(s) = 38 sq ft / 3.5 sq m
 Garage = 158 sq ft / 14.6 sq m
 Total = 1364 sq ft / 126.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Bridges Estate Agents. REF: 1295018

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 Tel: **01252 361550** or Email: **info@bridges.co.uk**



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