



3 Byworth Close, Farnham, Surrey. GU9 7AY.
£750,000

- 0.75 miles from town centre
- Spacious detached bungalow
- Small cul de sac setting
- Private rear garden
- No onward chain
- Three bedrooms
- Bathroom and ensuite shower
- Large kitchen/dining room
- Living room and conservatory
- Utility and cloakroom/w.c.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

A spacious detached bungalow in a small cul-de-sac of three homes, within walking distance of Farnham's Georgian town centre. Accommodation includes double-aspect living room with conservatory, large kitchen/dining with high-gloss units and integrated appliances, utility with garden and garage access, three bedrooms, family bathroom, en-suite, and cloakroom/w.c. Outside: mature, secluded rear garden with patio, lawn, and borders; front driveway for 3-4 cars and double garage. Offered with no onward chain; viewings highly recommended.

Directions

From West Street, proceed up Crondall Lane and at the brow of the hill turn left into Byworth Road. After a short distance, turn left into Byworth Close.

Tenure

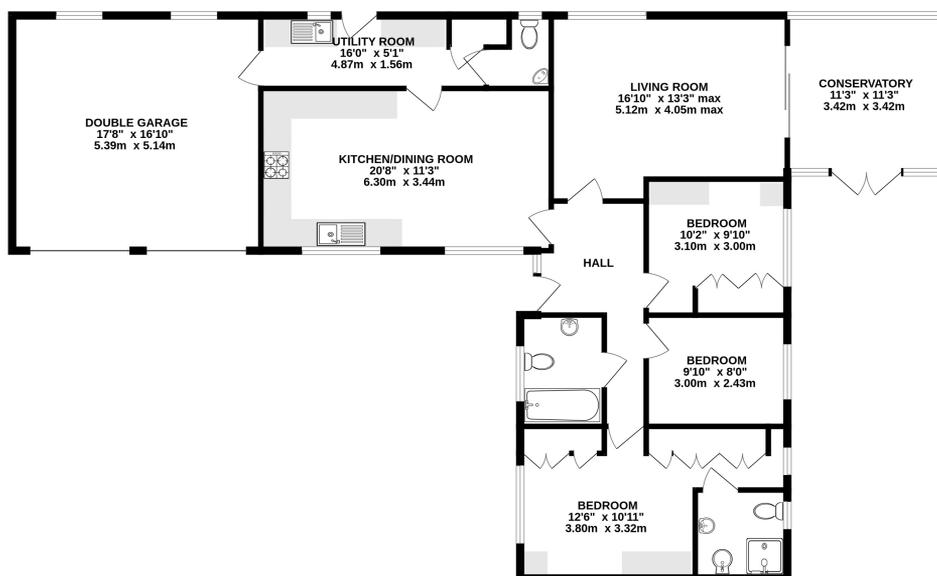
Freehold

Local Authority

Waverley

Band F

1497 sq.ft. (139.0 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers/tenants that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.