



21 The Crescent, Farnham, Surrey. GU9 0LG.  
OIEO £650,000





## Description

An extended and much improved detached home in a popular location. The spacious and well presented accommodation includes a double spect living room, a fabulous 28' kitchen/dining/family room, utility room, study and cloakroom/w.c. On the first floor are four good size bedrooms, a family bathroom and en-suite shower. To the front of the house there is off road parking, while the rear garden features a timber deck and generous lawned area.



Across the road from the house is a pathway leading directly to the popular Caesars camp, part of the 2000 acres making up Bourley and Long Valley. Ideal for dog walkers, cyclists, runners or families just wanting to stretch their legs and admire the views. Rowhill Nature Reserve and Farnham's historic 320 acre deer park should also be explored and both are within walking distance. Schools for children of all ages are found in the area, along with a selection of shops and pubs. There is ready access to the local road network, notably the A31 & A331 leading to the M3 and A3.



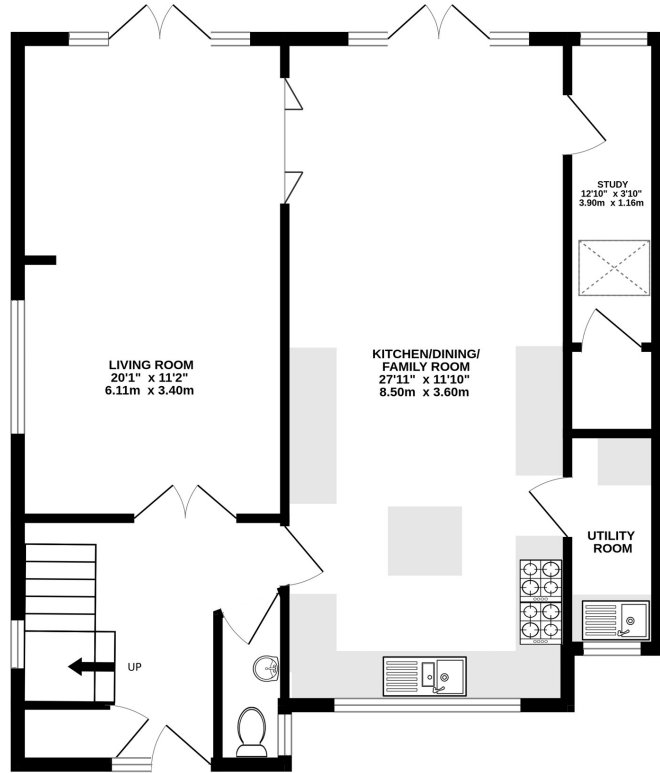
## Directions

Sat Nav Ref: GU9 0LG

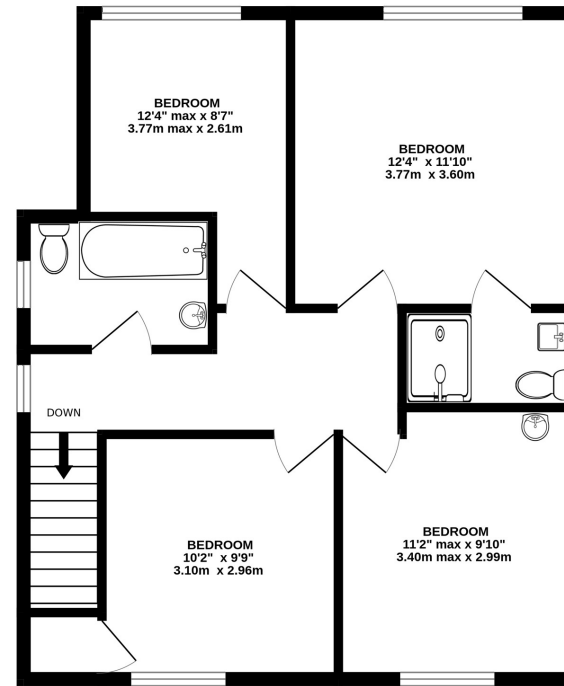
## Local Authority

Waverley  
Band D

GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.5 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.  
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	75	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

15 Downing Street , Farnham, Surrey, GU9 7PB

Tel: 01252 718018

Email: sales@keatsfearn.co.uk

Web: www.keatsfearn.co.uk

keatsfearn



