



The Tudors, 2 Longdown Close, Lower Bourne, Farnham, Surrey. GU10 3JN.
Guide Price £1,100,000



Description

A charming detached bungalow, nestled in a quiet and secluded setting, within a highly sought after location. The property has been much improved by the current owners and offers spacious and well presented accommodation throughout. The attractive entrance looks out onto the enchanting front garden. The central hallway features oak flooring and provides access to all rooms. These include the dining room, study and double aspect living room that has a limestone fireplace and a door onto a delightful patio with a water feature. The kitchen has been re-fitted with a comprehensive range of cupboards and drawers, integrated appliances and granite worktops. A door leads to a utility room with floor and wall mounted units, space for washing machine and tumble dryer, and access to the double garage which has twin electric up and over doors, a further sink unit and a gas fired boiler as well as access to a spacious loft. Three double bedrooms overlook the lovely back garden and the master benefits from a re-fitted, ensuite Aqualisa shower room. The other two bedrooms benefit from fitted wardrobes and are served by a re-fitted family bathroom with panel enclosed bath and independent power shower over, as well as a double vanity unit with basins and a tiled floor with underfloor heating. To the rear of the property is a lovely garden which has been attractively landscaped with patio, shingle and lawned areas and shed and greenhouse. Natural screening to the boundaries and a wooded backdrop provide an appealing outlook and excellent privacy. The gated driveway to the front provides ample parking and leads to the integrated double garage.



Key Features - * Charming detached bungalow * Three double bedrooms * Secluded 1/3 acre plot * Bathroom and ensuite shower * Small private road setting * Three reception rooms * Secluded front and rear gardens * Re-fitted kitchen and utility room * Double garage

Directions

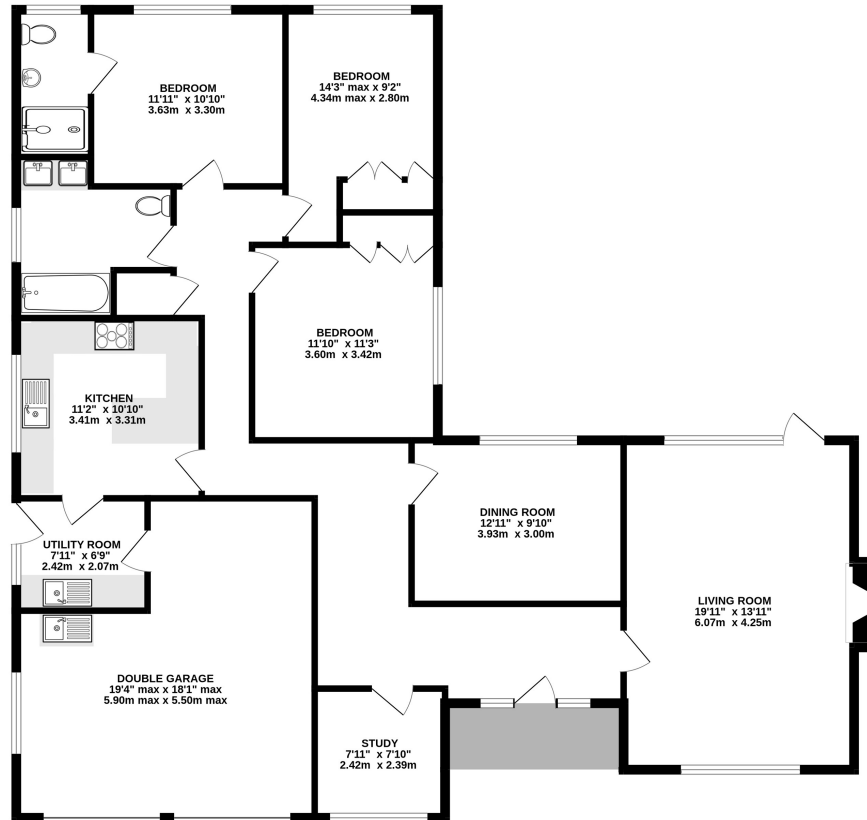
Proceed out of the town centre up Firgrove Hill, continue straight ahead at the traffic lights, taking the 5th turning right thereafter into Burnt Hill Road. After a short distance take the turning on the left into Longdown Road, where Longdown Close will be found on the left hand side. The Tudors is the 3rd property on the left hand side.

Local Authority

Waverley
Band G



GROUND FLOOR
1715 sq.ft. (159.4 sq.m.) approx.



TOTAL FLOOR AREA: 1715 sq.ft. (159.4 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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