



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



Description

This spacious detached bungalow is set in a small cul de sac of just three homes, within walking distance of Farnham's elegant Georgian town centre. The generous and well presented accommodation includes a double aspect living room with doors to a conservatory, large kitchen/dining room with a comprehensive range of high gloss units and integrated appliances, utility room with doors to the garden and garage, three bedrooms, a family bathroom, ensuite shower and cloakroom/w.c. Outside the bungalow offers a mature, secluded rear garden with a paved patio, lawned area and well stocked beds and borders. To the front there is off road parking for 3-4 cars and a double garage. Offered for sale with no onward chain, viewings are highly recommended to appreciate all that this fantastic property has to offer.

Directions

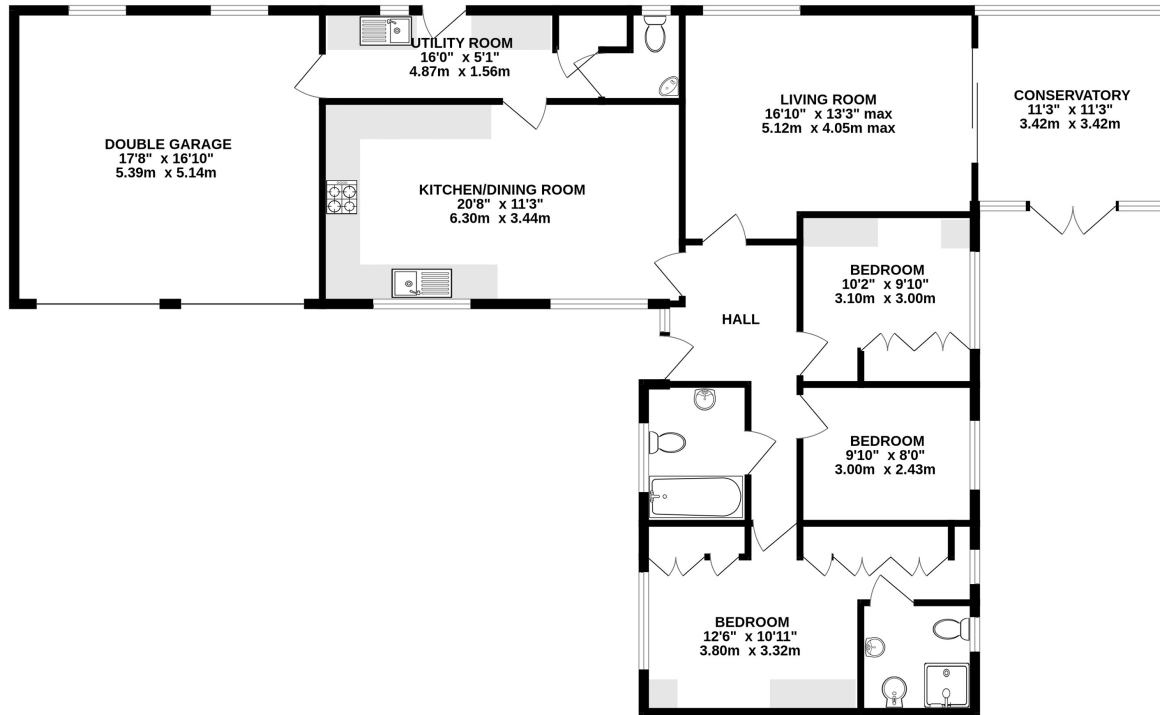
From West Street, proceed up Crondall Lane and at the brow of the hill turn left into Byworth Road. After a short distance, turn left into Byworth Close.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	75
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

Disclaimer: For clarification we wish to inform prospective purchasers 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.

