



1 Keepsake Close, Farnham, Surrey. GU9 7GS.
Guide Price £725,000



Description

A well presented detached home situated on the sought after Abbey View development. Farnham's elegant Georgian town centre, mainline station and local schools are all within walking distance. The spacious accommodation includes a central entrance hall, cloakroom/w.c., comprehensively fitted kitchen/dining room, living room with french doors to the garden, three generous bedrooms, an en-suite shower room and family bathroom.

The rear garden enjoys a southerly aspect, is mainly laid to lawn with a paved patio and is enclosed by wood panel fencing. A gate provides access to the driveway which provides parking for 2 cars. Constructed in 2019, the house benefits from gas central heating and double glazing, all mains services are connected and the water supply is metered. As with most modern developments, there is an estate charge which is £519 per annum.



Ultrafast broadband is available in the area and mobile reception is likely on most networks, although buyers should conduct their own onsite checks. Viewings are highly recommended to fully appreciate all that this lovely home has to offer.

Directions

Sat Nav Ref: GU9 7GS

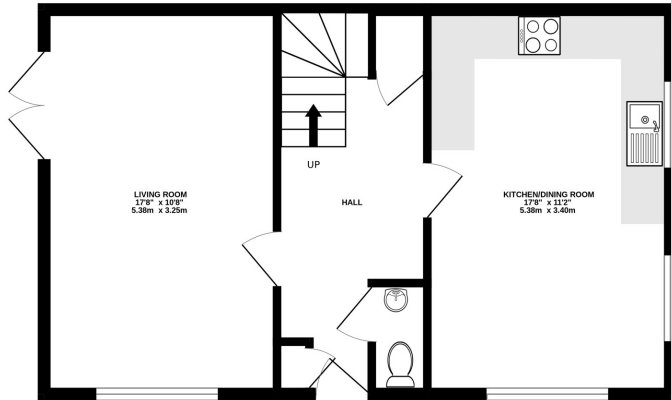
Local Authority

Waverley

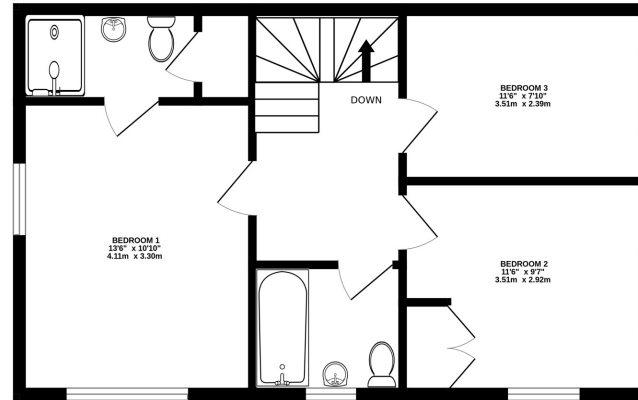
Band D



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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

15 Downing Street , Farnham, Surrey, GU9 7PB

Tel: 01252 718018

Email: sales@keatsfearn.co.uk

Web: www.keatsfearn.co.uk

keatsfearn

