



ESTATE AGENTS



Wentworth Close, Farnham, Surrey

Price Guide £500,000

Wentworth Close, Farnham, Surrey

Located in a highly desirable cul de sac, a spacious three bedroom family home with wonderful views to the rear.

To the ground floor there is an entrance hall that leads into the family /dining room and understairs storage cupboard. The family room has a staircase to the first floor and French doors onto the rear garden. The living room has a fireplace. The kitchen over looks the rear garden and has been fitted with a range of cupboard and drawer units. There is an integral oven and 4 ring gas hob with stainless steel extractor over and a double glazed door onto the rear garden.

To the first floor there is a galleried landing leading to all three bedrooms and the modern three piece family bathroom.

Outside there is an open plan lawn area to the front of the property, with a brick block paved driveway parking for numerous vehicles leading to the side that has a gate into the rear garden and garage.

The private southerly rear garden is mainly laid to lawn with flower and shrub borders and has a brick block paved patio with side access and is enclosed by fencing. There is a single garage/workshop that has a pedestrian door to the side as well as a garden shed.

Freehold
Council tax band D

- Three bedrooms
- Entrance hall
- Family room / dining room
- Kitchen
- Family bathroom
- Double glazing
- Gas central heating
- Garage
- Parking for numerous vehicles
- Private garden
- Highly desirable cul de sac



Floorplan



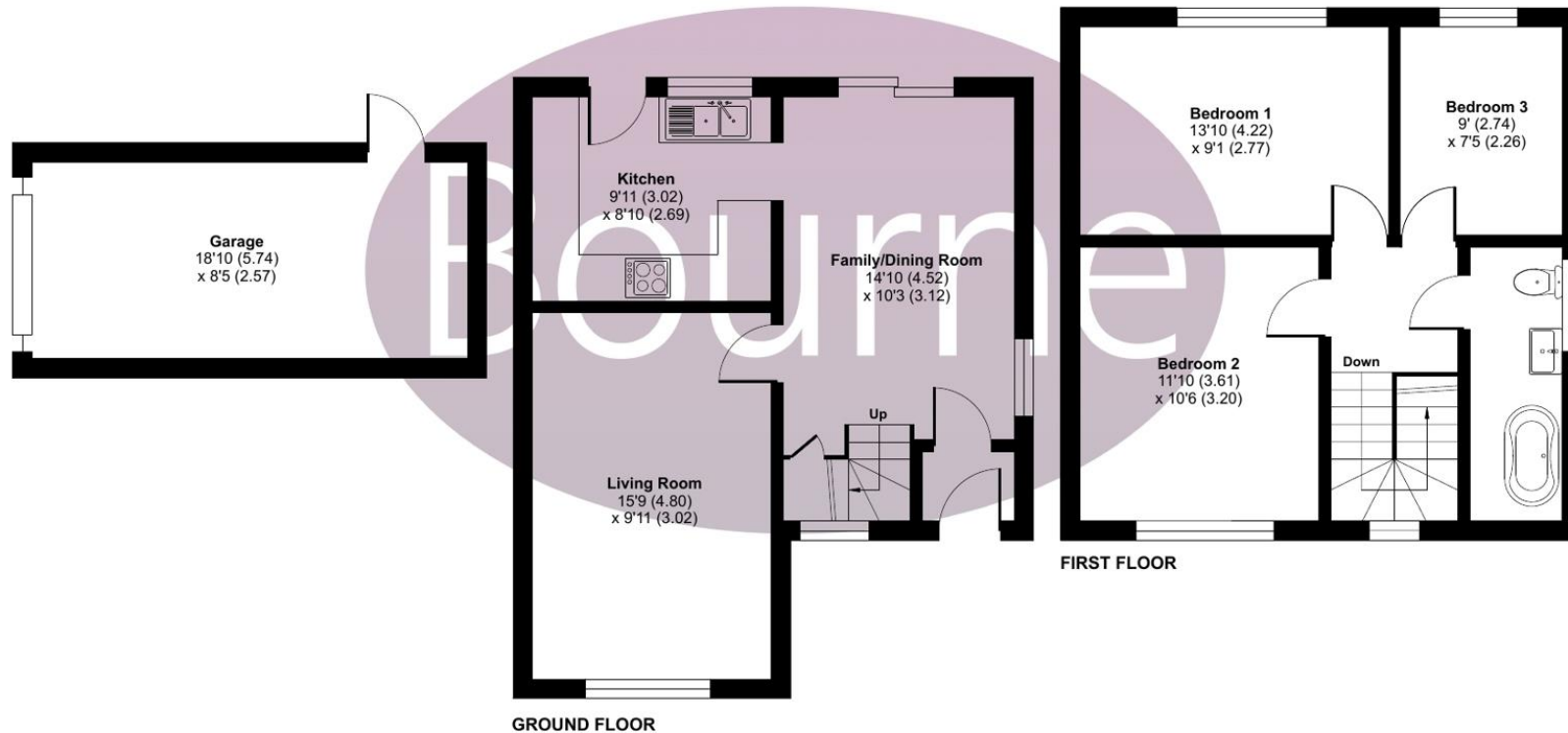
Wentworth Close, Farnham, GU9

Approximate Area = 897 sq ft / 83.3 sq m

Outbuilding = 160 sq ft / 14.8 sq m

Total = 1057 sq ft / 98.1 sq m

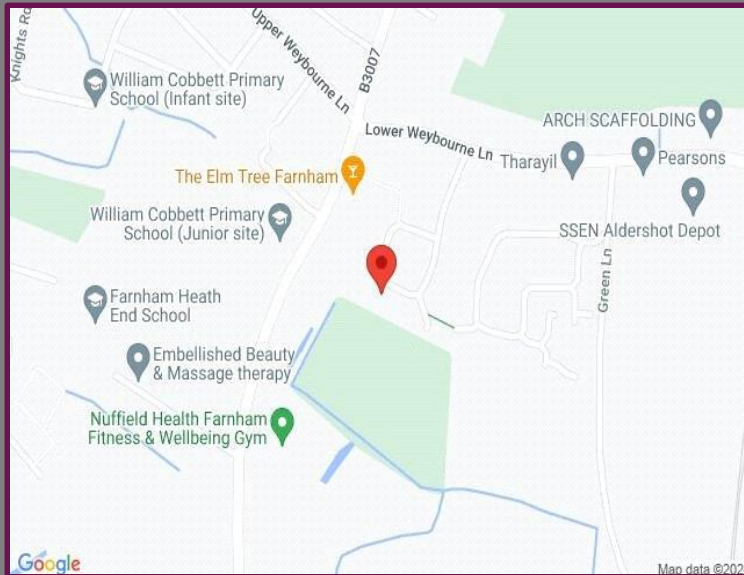
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1097308

Location

Wentworth Close is a quiet and popular cul de sac within easy reach of local schools and amenities. Access to the A31 is close by. Aldershot station is a little over a mile away and Farnham is approximately 1.5 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(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	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD

Tel: 01252 723383 | Email: sales@bourneestateagents.com

Web: www.Bourneestateagents.com