



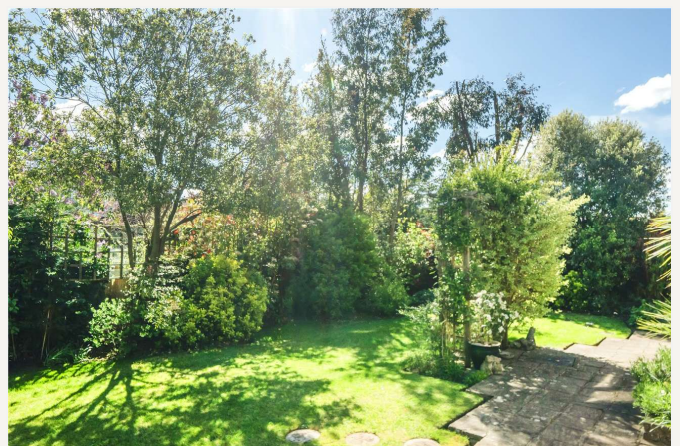
WENTWORTH CLOSE, SURREY, GU9

Guide price £635,000 *Freehold*



KEY FEATURES

- Well-presented home
- Quiet location
- Link-detached
- Three/four bedrooms
- Three reception rooms
- Two bathrooms
- Private landscaped garden
- Driveway parking and garage



Farnham

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ACCOMMODATION

This well presented three/four bedroom link-detached family home is located within a quiet and established residential cul-de-sac in Farnham, benefitting from off street parking, a garage and a private rear garden. The property offers well balanced accommodation arranged over two floors and would suit a range of buyers looking for a detached home in a convenient yet peaceful setting.

The ground floor comprises a welcoming entrance hallway with stairs rising to the first floor, together with access to the reception rooms. To the front of the property is a bright and spacious sitting room, enhanced by a feature fireplace and a pleasant bay window outlook. To the rear is a second reception room, ideal as a family room, study or fourth bedroom, with French doors opening directly onto the garden.

The stylish kitchen is well arranged with a range of fitted units, generous worktop space and breakfast bar. Adjoining the kitchen is a further reception room offering ideal space for a more formal dining area. A ground floor cloakroom with shower completes the accommodation on this level.

Upstairs offers a large principal double bedroom with fitted wardrobes, a second well-proportioned double bedroom, a third bedroom with fitted wardrobes and a family bathroom fitted with a modern white suite.



MATERIAL INFORMATION

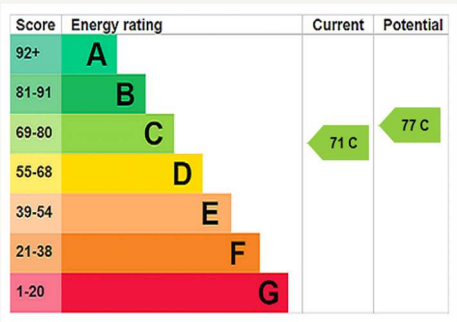
Council Tax Band: D - Waverley Borough Council
EPC rating: C

OUTSIDE

Outside to the front of the property is a pretty front garden and driveway providing off street parking for multiple vehicles together with access to the attached garage. There is also a side gate offering access to the rear garden.
To the rear is a private garden, mainly laid to lawn and complemented by established borders and mature planting. A paved patio area is positioned immediately behind the house and provides an ideal space for outdoor seating and entertaining. There is also a large lean to, ideal for storing garden equipment and access to garage from the rear garden.

LOCATION

Wentworth Close is a popular residential cul-de-sac, conveniently located for Farnham town centre. It is an ideal location for families as it offers good local schooling including the William Cobbett Junior School, Heath End Secondary School and All Hallows Catholic School to name but a few in the vicinity. The location is also perfect for nature lovers with access close by at two points into Rowhills Nature Reserve. Fitness enthusiasts are also catered for with the David Lloyd Leisure Centre, Farnham Rugby Club, the Nuffield Health Gym and various sport/football pitches are also found nearby. The area also offers local amenities and public houses, all within walking distance.
Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately one hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FAR260137>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



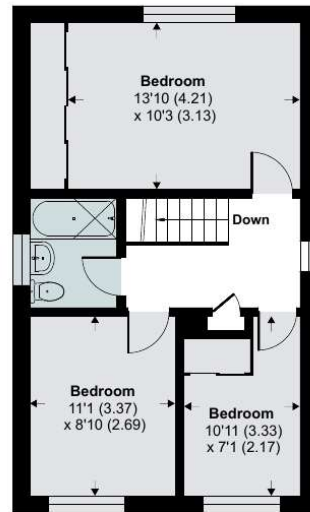
Wentworth Close, Farnham, GU9

Approximate Area = 1242 sq ft / 115.3 sq m (excludes lean to)

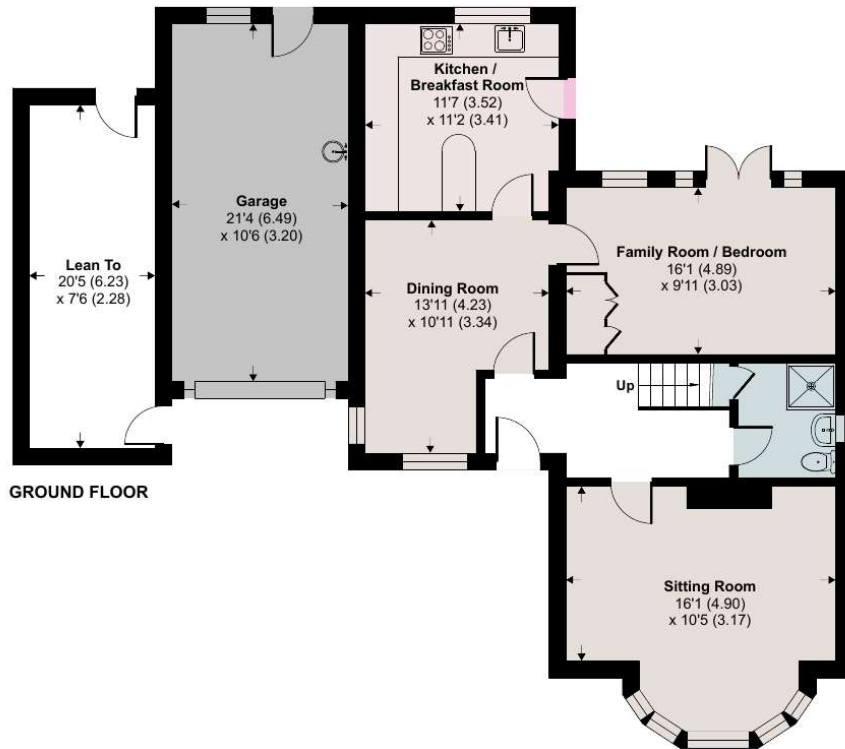
Garage = 224 sq ft / 20.8 sq m

Total = 1466 sq ft / 136.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Winkworth. REF: 1447937

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