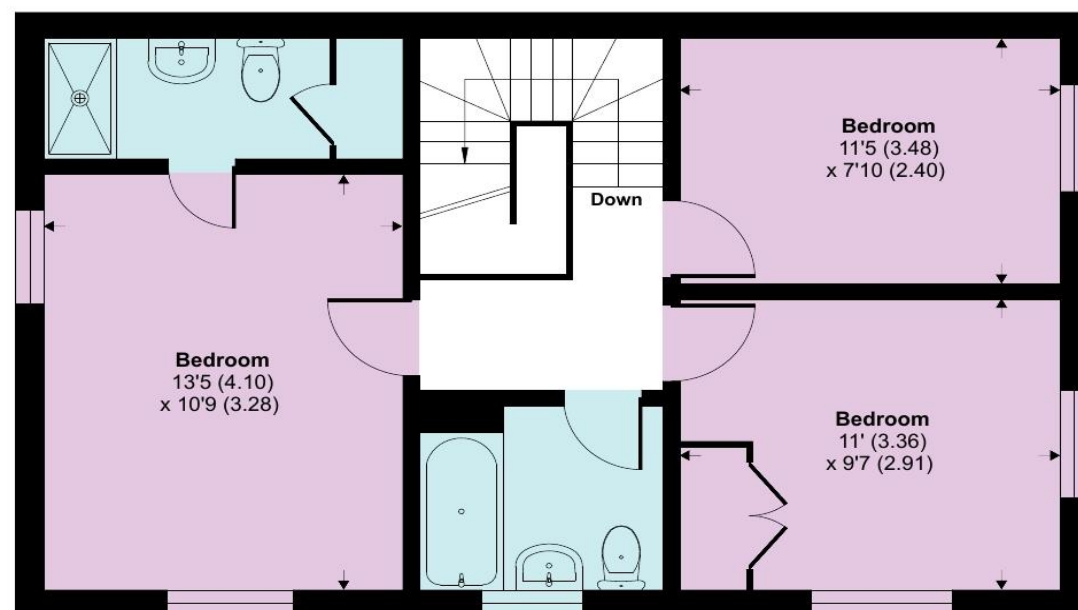




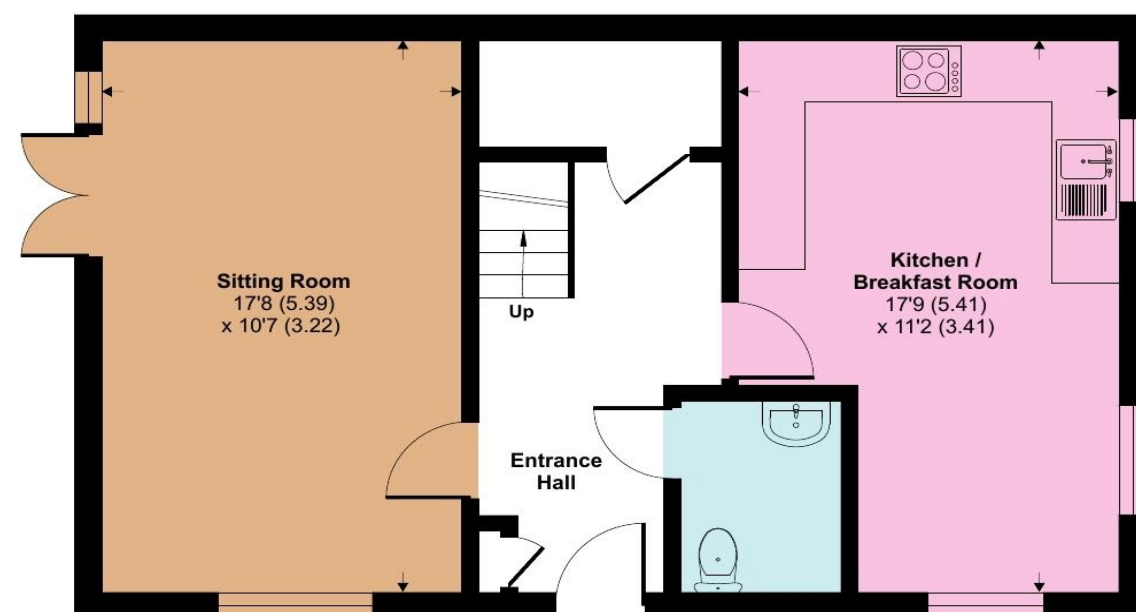
Keepsake Close, GU9

Approximate Area = 1058 sq ft / 98.2 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 2025. Produced for Winkworth. REF: 1238892

Winkworth

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



Keepsake Close, Surrey, GU9

Guide Price £2,500 per month

This modern well-presented detached 3 bedroom, 2 bathroom home is situated in a quiet cul-de-sac position, within immediate proximity to Farnham town centre. Available 21st January '26 Unfurnished EPC B

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Exclusive detached home
- Open plan kitchen/breakfast room
- Principal bedroom with en suite
- Two further double bedrooms
- Walking distance to Farnham town
- Immediate proximity to countryside walks
- Southerly facing private garden
- Driveway for two vehicles
- Private cul-de-sac

DESCRIPTION

This well presented and modern three bedroom detached family home is located in the heart of the town centre, in a quiet position within walking distance of Farnham town.

Ground floor accommodation comprises large and inviting entrance hallway, fully fitted double aspect open plan kitchen/breakfast room with integrated appliances, large sitting room with French doors to rear garden, under stairs storage and downstairs cloakroom.

Upstairs there is a principal bedroom with en-suite shower room, two further double bedrooms, one with built in wardrobes, family bathroom and large landing area.

Outside the rear garden is private and mainly laid to lawn. The garden faces in a southerly direction and there is a patio area and garden shed. To the front, there is a tarmac driveway with parking for two vehicles.



LOCATION

The property is situated in the heart of Farnham town centre, tucked away from busy main roads in a quiet cul-de-sac, in an extremely sought-after and convenient location, being under 10 minutes' walk from Waitrose and only 1 mile from the mainline station.

Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. The property is also within catchment to some outstanding primary and secondary schools.

Within the town is a train station providing direct access to London Waterloo in approximately the 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.

LOCAL AUTHORITY

Waverley Borough Council, Farnham. Band D

SERVICES

All mains services connected

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

