



## 15 Brooklands Road , Farnham, GU9 9BS

A well presented 4 bedroom semi detached family house situated close to local shops and schools. The house has been extended by the present owners who have created a large open plan kitchen/dining room and a principal bedroom with en suite shower room with plenty of storage on the second floor. Outside there is driveway parking and the rear garden has a detached home office/studio and a good sized patio. New large solar and battery system with the property gaining an A rating have also been installed.

**Price Guide £615,000**

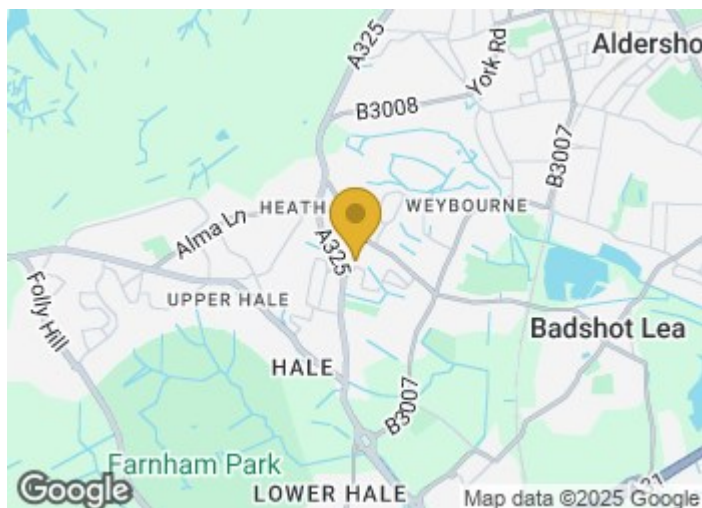


# 15 Brooklands Road

, Farnham, GU9 9BS



- Well presented extended family house over three floors
- Utility room and cloakroom
- Detached home office/studio with electricity. Patio, raised decking and lawned garden
- Close to local shops and schools
- Large open plan kitchen/dining room
- 4 bedrooms
- Driveway parking
- Sitting room
- Family bathroom and en suite shower to Bedroom 1
- Solar panels, electric car charging port, A rated energy performance



[Directions](#)

SAT NAV GU9 9BS





Floor Plan



TOTAL FLOOR AREA : 1654 sq.ft. (153.7 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.  
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	100	100	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	