



## 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.

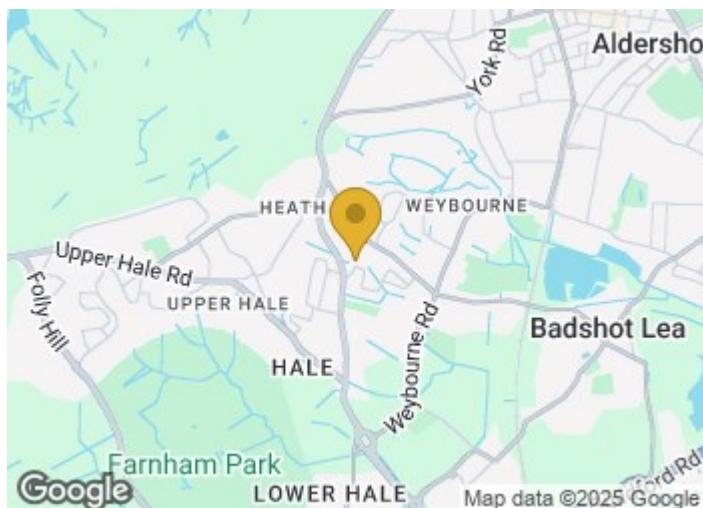
**Price Guide £595,000**



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- 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	100	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	100
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
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