



**78 Broomleaf Road, Farnham**  
Farnham

Guide Price **£950,000**



## 78 Broomleaf Road

Farnham, Farnham

Three-bedroom bungalow in a prime Farnham location offering generous accommodation, mature gardens and a double garage. Great potential to modernise, close to Farnham station and town centre.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Large sitting/dining room with conservatory
- Mature wrap-around garden
- Substantial double garage
- Excellent scope for modernisation or reconfiguration
- Prime South Farnham location



Set back on Broomleaf Road, this three bedroom, two bathroom bungalow provides a single-storey home in a prime South Farnham setting, just a short walk from Farnham mainline station and the town centre. The internal layout offers well-proportioned accommodation throughout, with approximately 1,363 sq ft of internal living space. A large sitting and dining room forms the heart of the home and enjoys a pleasant connection to the conservatory, creating a light-filled space that works well for both everyday living and entertaining. While the property has been well cared for and presents comfortably, it offers clear potential for a purchaser to update and reconfigure to suit their own requirements.

Outside, the bungalow sits within a well-kept wrap-around garden, offering a private and peaceful setting with a variety of outlooks around the property. To the front, a driveway provides off-street parking and leads to a double garage of approximately 443 sq ft, which offers further flexibility and potential for conversion, subject to the usual consents.

Broomleaf Road is widely regarded as one of Farnham's most sought-after addresses, known for its quiet, residential feel while remaining exceptionally convenient. The property enjoys a tucked-away position on the edge of the town, with Farnham station approximately a five-minute walk away, offering direct services to London Waterloo. Farnham's shops, cafés, restaurants and green spaces are all within easy reach.

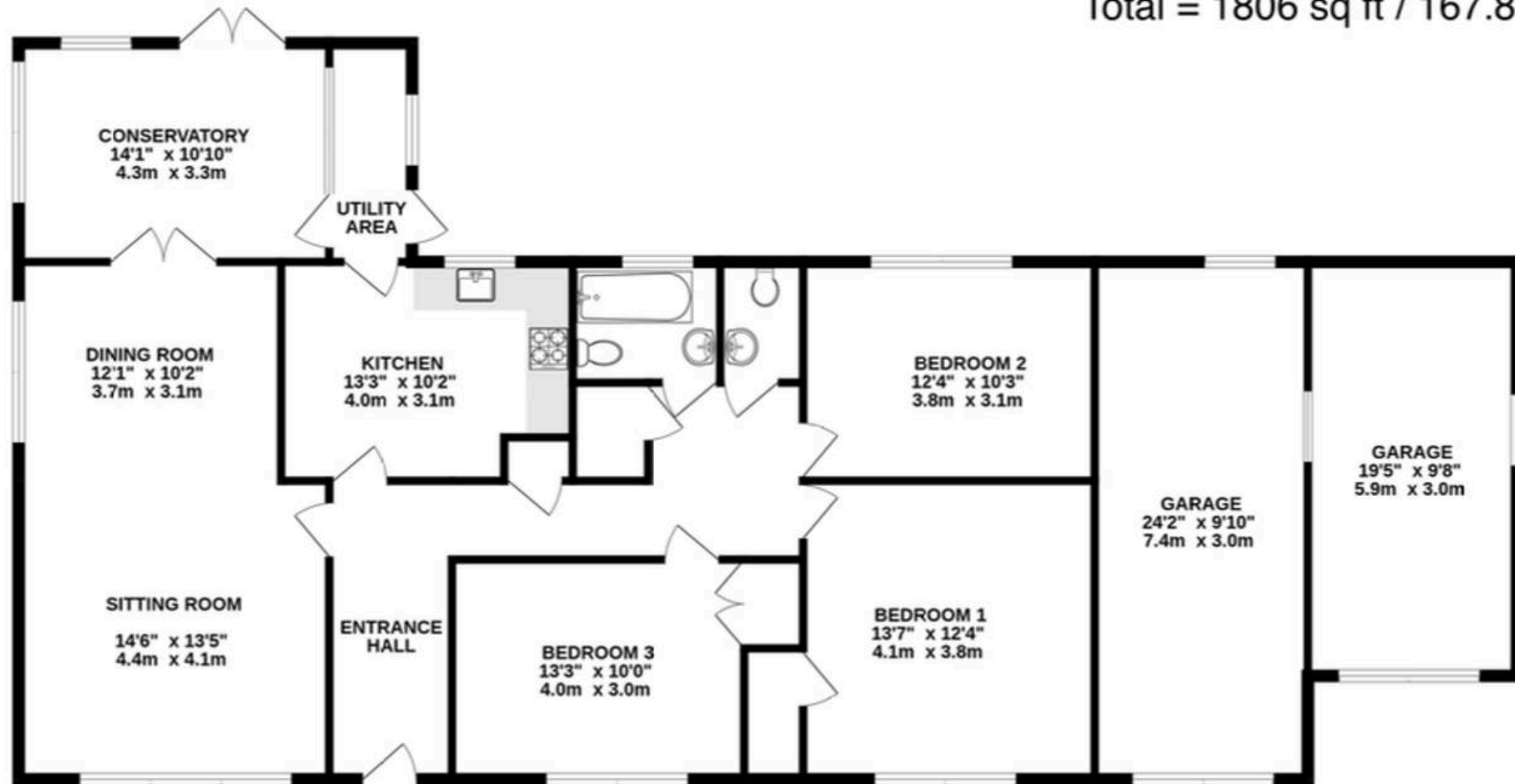
Offered freehold and combining location, plot and potential, this is an appealing proposition for downsizers, families or purchasers seeking a bungalow in a prime Farnham position with the opportunity to tailor the accommodation over time.

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Approximate Area = 1368 sq ft / 126.6 sq m  
Garage Area = 443 sq ft / 41.2 sq m  
Total = 1806 sq ft / 167.8 sq m



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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