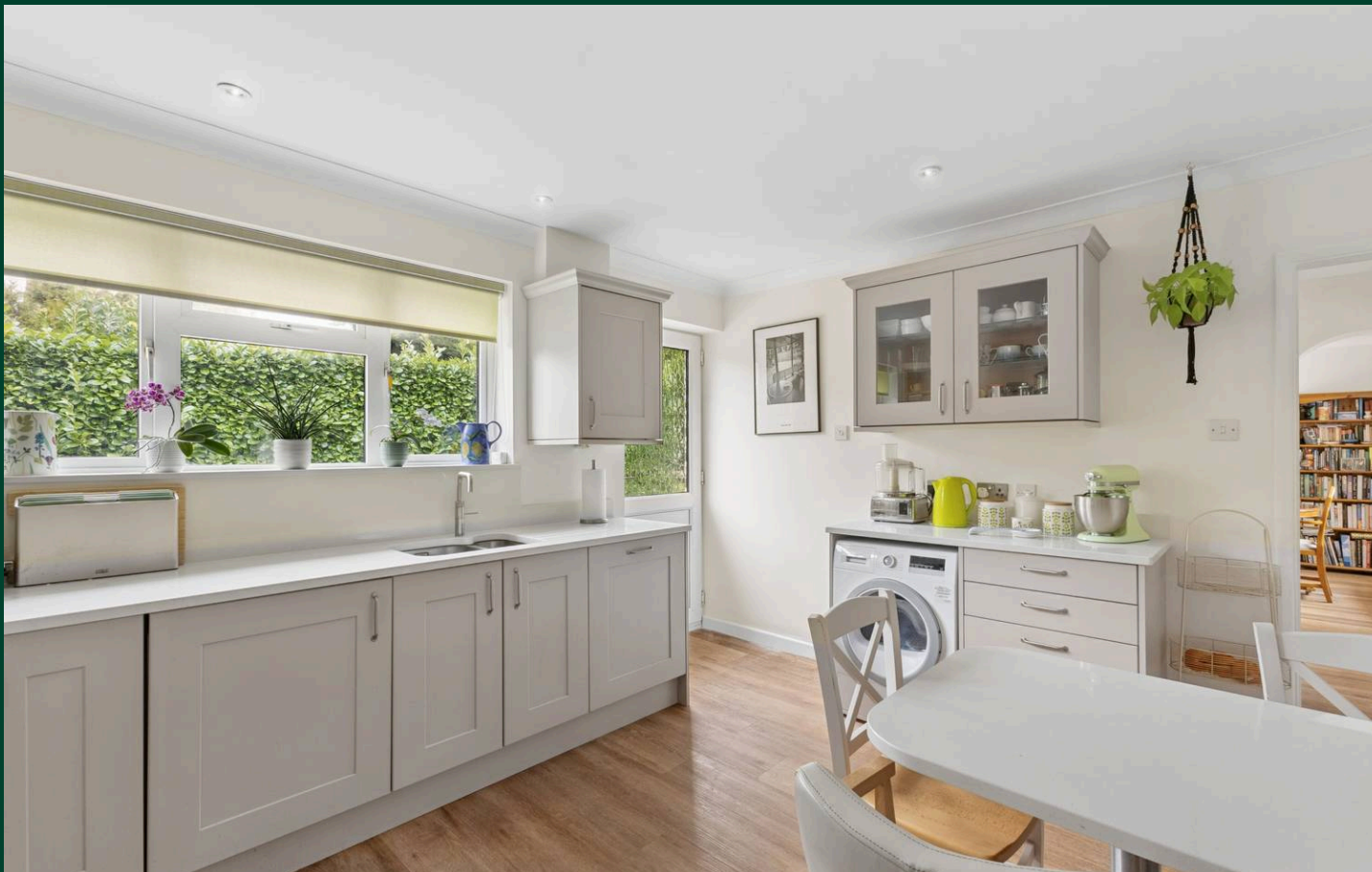




Crondall
Farnham

McCarthy
Holden



Brookside Pankridge Street

Crondall, Farnham

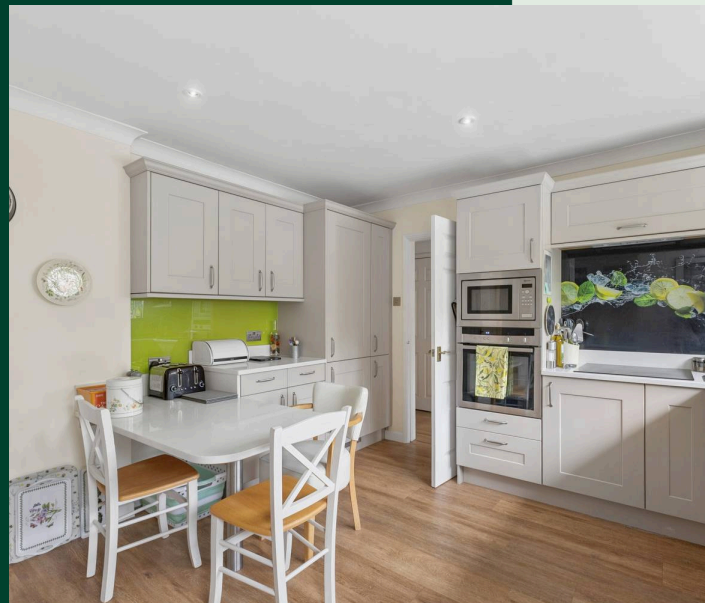
An attractive detached four-bedroom bungalow offering spacious, well-balanced accommodation, ideally suited to comfortable single-storey living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Central Village Location
- Four Bedrooms
- Two Bathrooms
- Kitchen/Breakfast Room
- Living Room
- Dining Room
- Garden & Spacious Paved Terrace Surrounding the Property
- Driveway & Garage



McCarthy
Holden



Occupying a prime position in the centre of the popular village of Crondall, this attractive detached four-bedroom bungalow offers spacious, well-balanced accommodation, ideally suited to comfortable single-storey living. The property is within easy walking distance of the village's excellent range of amenities and benefits from a private south-facing garden, ample driveway parking and an attached garage.

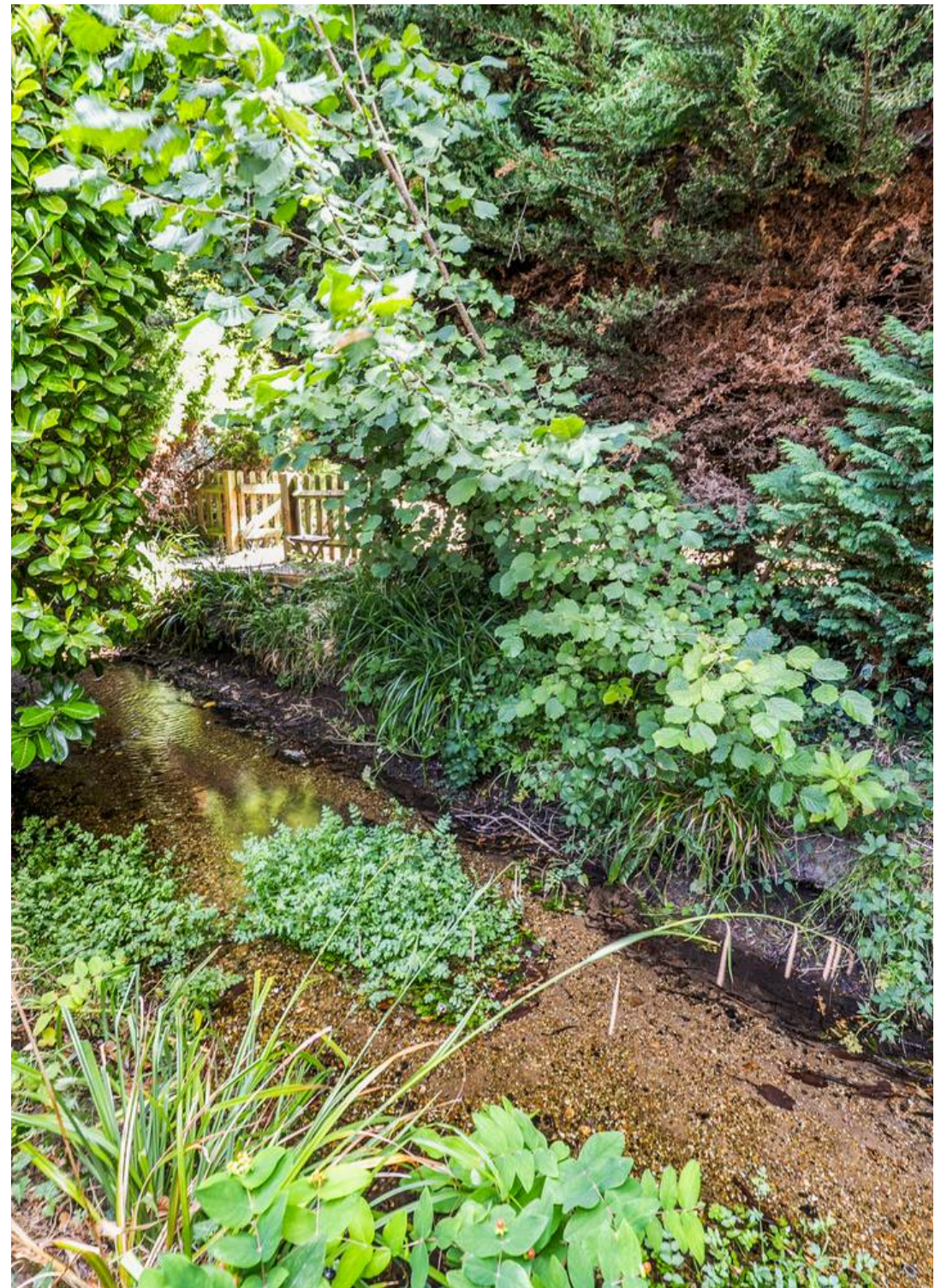
A welcoming entrance hall leads through to the impressive dual-aspect sitting room, featuring a gas fireplace as an attractive focal point. The sitting room opens into the dining room, where bi-fold doors provide direct access to a patio and rear garden, creating a space for both everyday living and entertaining.

The well-appointed kitchen/breakfast room is fitted with a range of integrated appliances and offers generous worktop space, ample storage and room for informal dining.

There are four bedrooms, with the fourth currently arranged as a home office, offering flexibility for modern living. The principal bedroom benefits from built-in wardrobes and a fitted en-suite shower room. Two further well-proportioned bedrooms, both with built-in wardrobes, are served by a family bathroom and a separate W.C.

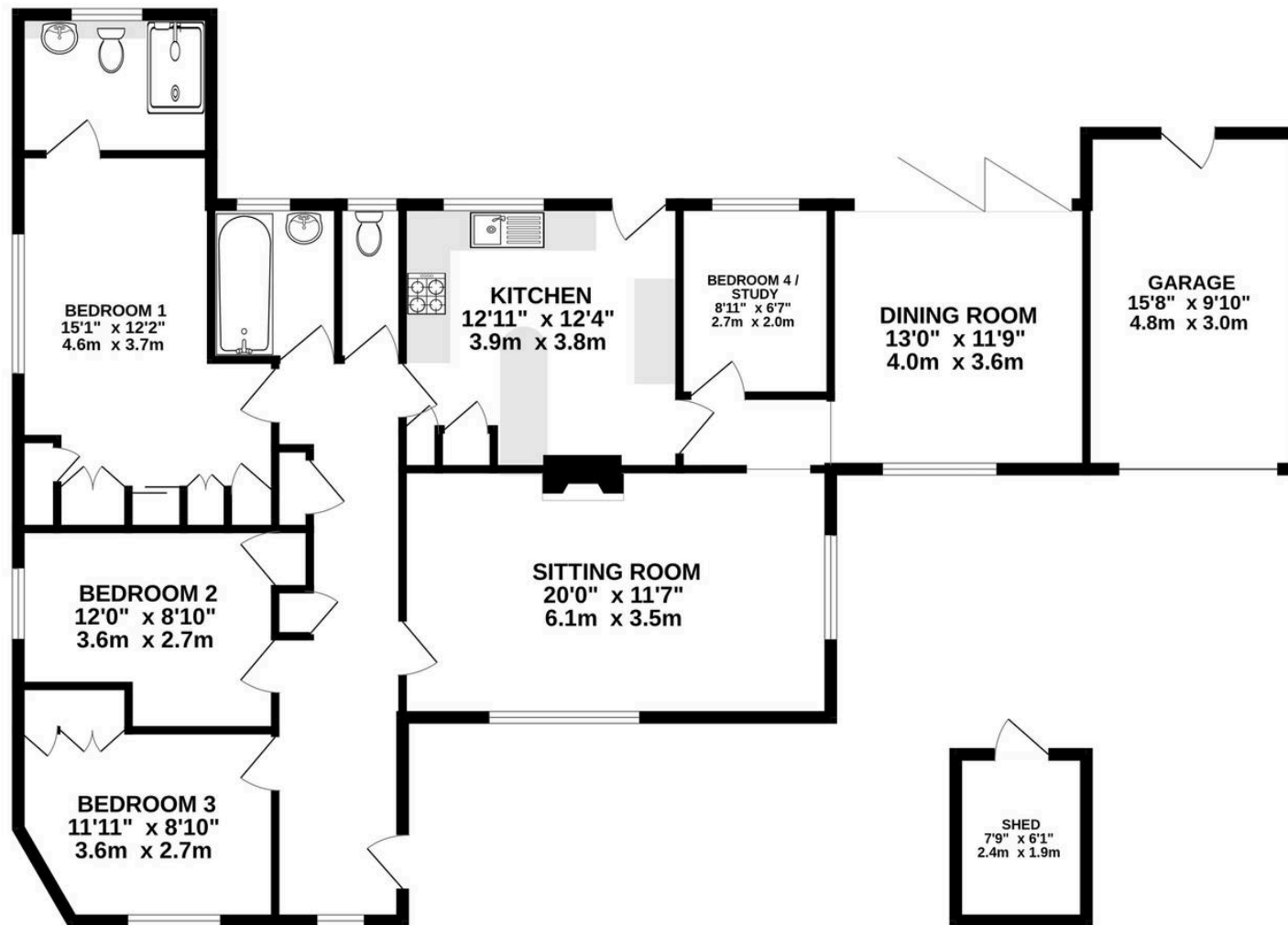
Outside, the enclosed rear garden enjoys a sunny southerly aspect and has been thoughtfully landscaped, being predominantly laid to lawn with mature shrubs, colourful flower borders and a generous paved terrace surrounding the property, ideal for outdoor dining and entertaining. A garden shed provides useful storage, while a side gate offers convenient access to the front of the property.

To the front, a generous driveway provides parking for several vehicles and leads to the attached garage, which benefits from lighting and power. The front garden is attractively enclosed by mature hedging.





GROUND FLOOR
1342 sq.ft. (124.7 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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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