



9 Derwent Close, Farnborough, GU14 0JU

Guide price £450,000



9 Derwent Close

Farnborough, GU14 0JU

- Three/Four-Bedroom Family Home
- One Of The Reception Rooms Could Make A Fourth Bedroom (With An Ensuite Bathroom)
- Garage And Driveway
- Fantastic Decor Throughtout
- Three-Reception Rooms
- Modern Fitted Kitchen
- Large Secluded Rear Garden
- No Onward Chain

Spacious and adaptable. This well-presented home offers flexible living across three reception rooms. The lounge is inviting and well-proportioned, ideal for quiet evenings or relaxed entertaining, while the separate dining room adds a formal touch—perfect for hosting or everyday meals. The third reception room (family room) offers scope to create a fourth bedroom with en suite, suited to guests or extended family.

The kitchen sits apart, arranged for focus and function, offering clean lines and generous work surfaces. Upstairs, three generous bedrooms and a modern bathroom deliver comfort in a calm, considered layout.

Outside, the private rear garden is enclosed and well-balanced—a simple lawn, mature borders, and a shingled seating area offering an easy-going retreat. A side door links the garage and driveway discreetly, adding a layer of practicality without disrupting flow.

Tucked away in this quite cul-de-sac, this property pairs residential calm with proximity to local amenities—a strong match for those seeking comfort, flexibility, and ease.



Entrance Hall

Lounge 17'8x11'3 (5.38mx3.43m)

Dining Room 17'2x10 (5.23mx3.05m)

Family Room/Fourth Bedroom 15'2x11 (4.62mx3.35m)

Kitchen 10x9'10 (3.05mx3.00m)

Bathroom

First Floor

Bedroom One 11'6x10'4 (3.51mx3.15m)

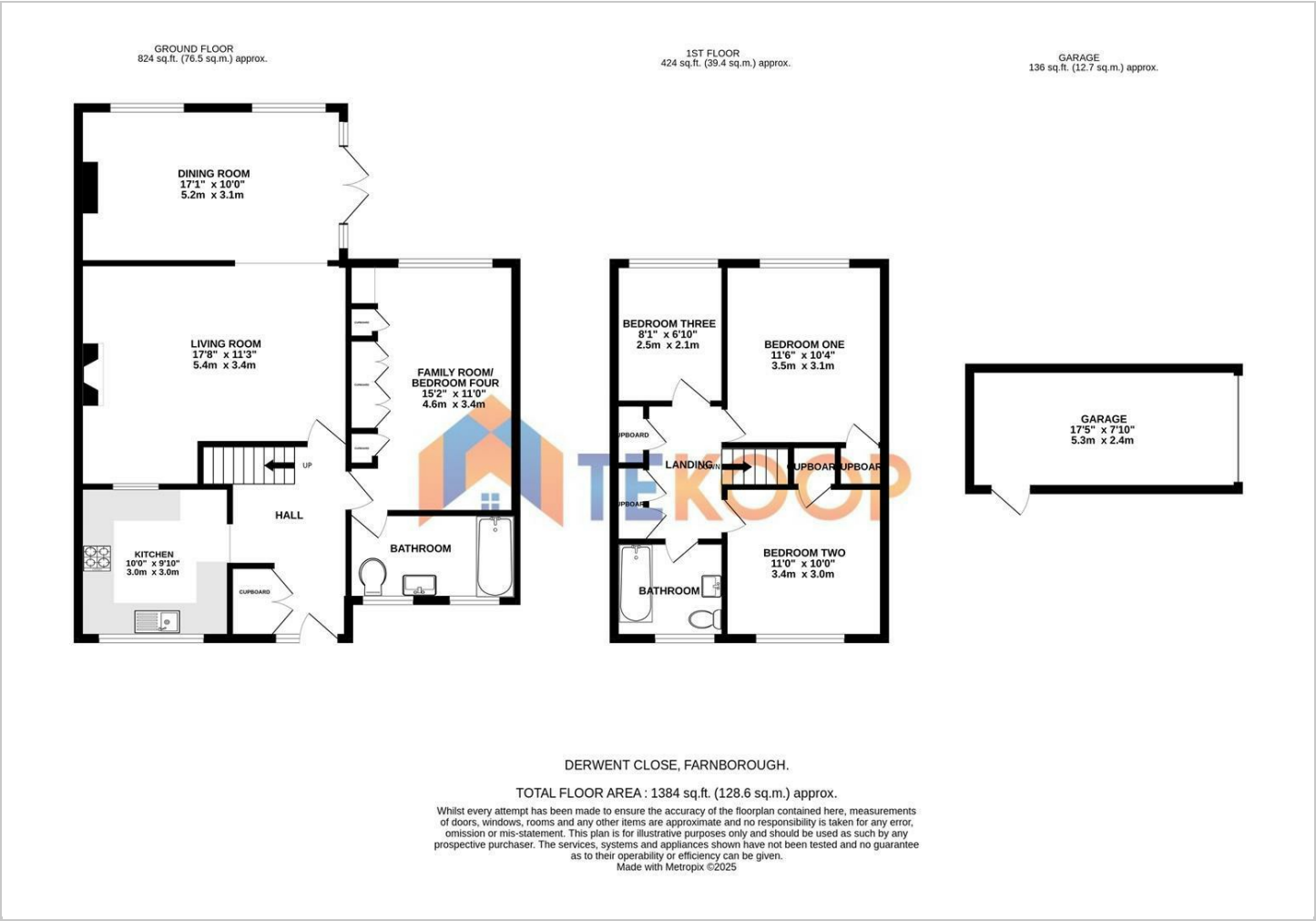
Bedroom Two 11'x10 (3.35mx3.05m)

Bedroom Three 8'1x6'10 (2.46mx2.08m)

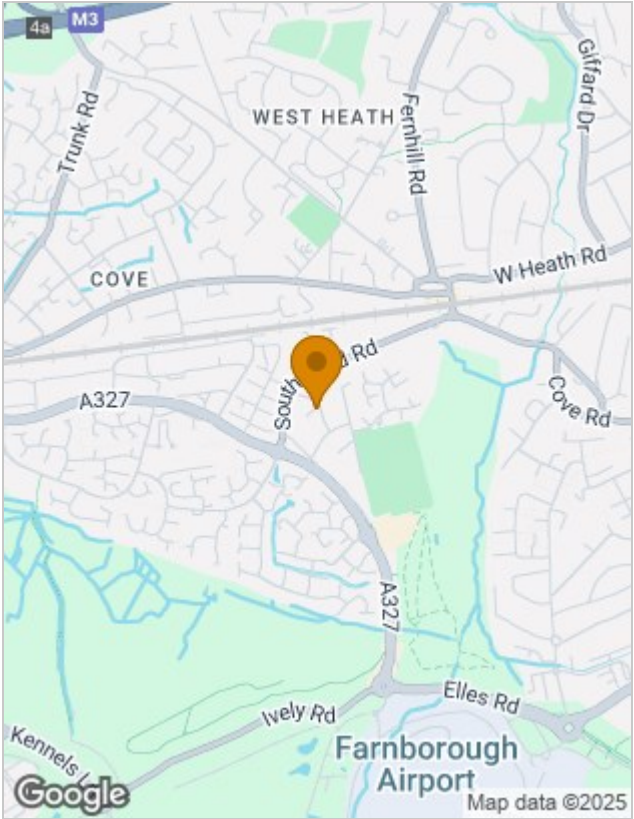
Bathroom



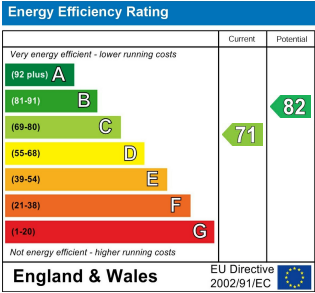
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.