



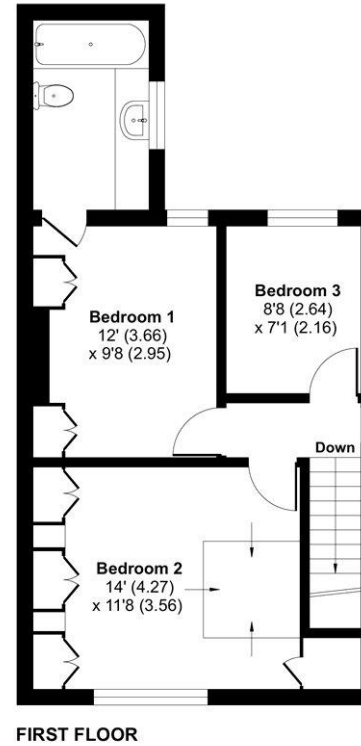
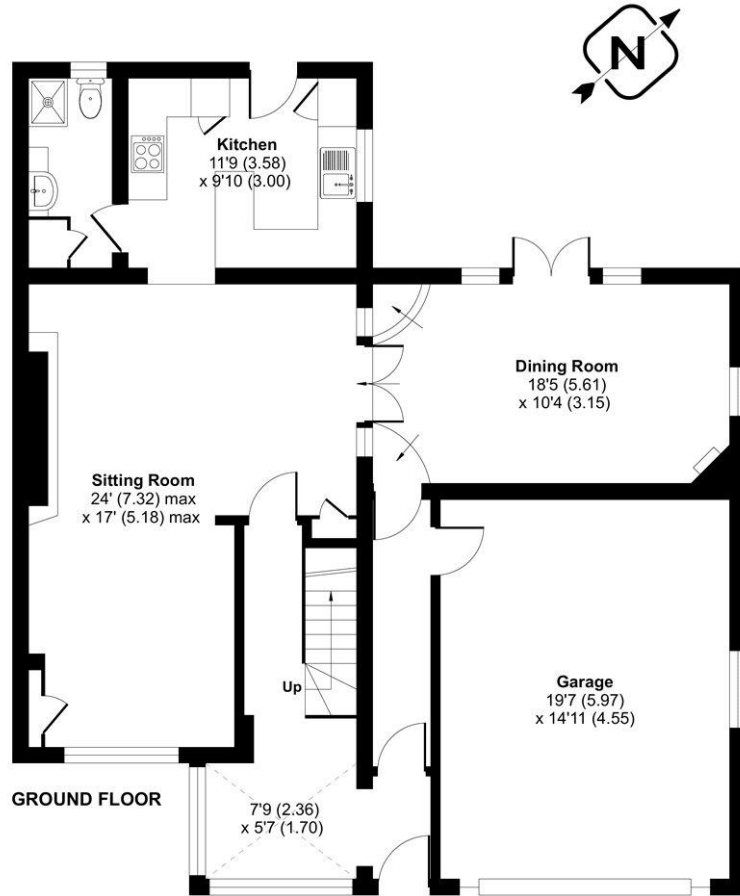
The Street, Wrecclesham, Farnham, Surrey, GU10 4PR



ACCOMMODATION

Located down a private driveway is this well-presented semi-detached property which has been extended offering further scope, subject to planning. The property comes with a separate piece of land offering a further garden area or potential to build subject to planning. Upon entering the property you are greeted via a spacious entrance hall with a conservatory at the front of the property. There is a large spacious sitting room with a feature fireplace with access through to a separate dining room. Across the back of the property, there is a refitted kitchen with a downstairs shower room. On the first floor, there are three bedrooms with the principal bedroom befitting from an en-suite bathroom. In front of the property, there is a driveway parking with access to the large double garage. The property offers side access which leads to the rear garden. The garden has been beautifully maintained by the current owners offering a low-maintenance and highly private feel. The garden is fully enclosed and offers various seating areas.

Approximate Area = 1393 sq ft / 129.4 sq m
 Garage = 295 sq ft / 27.4 sq m
 Total = 1688 sq ft / 156.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/che.com 2024. Produced for Charters Estate Agents Limited. REF: 1082211



SITUATION

The property is located in the heart of Wrecclesham, a historic and characterful village on the southern outskirts of Farnham. The Georgian market town of Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent opportunities for walking, riding and country pursuits, as well as a comprehensive range of shopping, culture, leisure and educational facilities. Within the town is a train station providing direct access to London Waterloo in approximately one hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331 (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.



SPECIFICATION

- Three-bedroom semi-detached house
- Two reception rooms
- Large double garage
- Plot of land
- Private location
- Scope for extension (STPP)

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band: C

ASKING PRICE

£750,000

TENURE

Freehold