St. Peters Gardens, Wrecclesham, Farnham, Surrey, GU10 4QZ
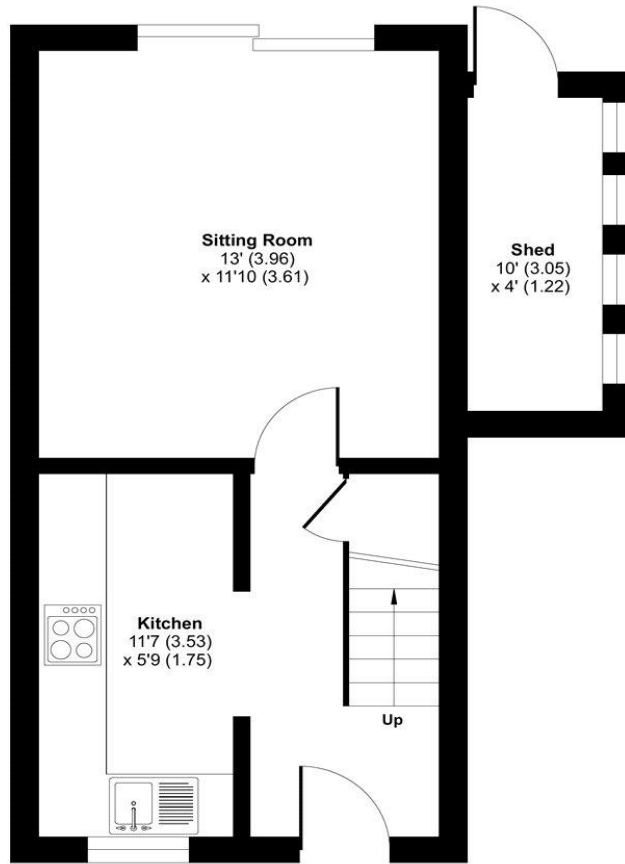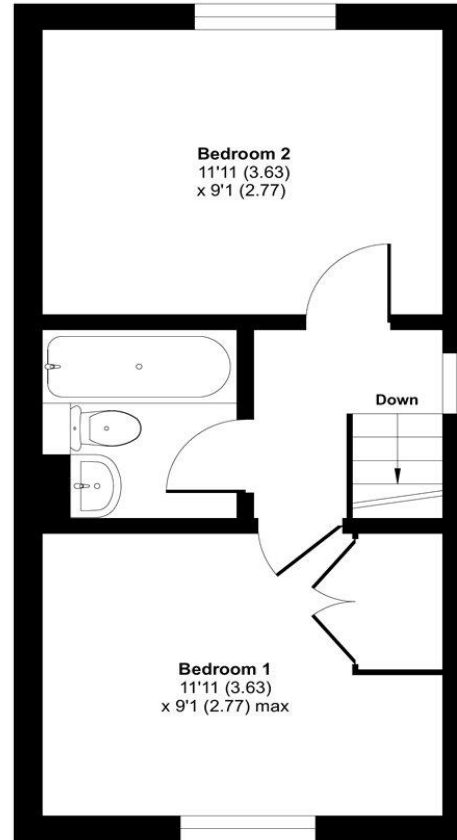
ACCOMMODATION

Coming to market in a popular south Farnham location is this two double bedroom, end of terrace home with its own private garden and driveway. Upon entering the home, you are greeted by an entrance hallway, which leads to the kitchen and living room. The kitchen has a window allowing natural light to flood in and there is also space for white goods. To the rear of the home, the well-proportioned living/dining room is a bright and pleasant room with sliding doors granting access to the private, rear garden. Upstairs there are two good sized double bedrooms and a family bathroom. The bedrooms offer an abundance of space for free standing furniture and additional storage. The bathroom benefits from a shower fitting above the bath. Externally, to the front of the property there is driveway parking and to the rear there is a private, fully, enclosed low maintenance garden. The garden patio and decked area, offering a wonderful space to enjoy the scenic views of Farnham.

N

Approximate Area = 594 sq ft / 55.1 sq m
Outbuilding = 40 sq ft / 3.7 sq m
Total = 634 sq ft / 58.8 sq m
For identification only - Not to scale

Sitting Room
13' (3.96)
x 11'10 (3.61)

Shed
10' (3.05)
x 4' (1.22)

Kitchen
11'7 (3.53)
x 5'9 (1.75)

Up

GROUND FLOOR

Bedroom 2
11'11 (3.63)
x 9'1 (2.77)

Down

Bedroom 1
11'11 (3.63)
x 9'1 (2.77) max

FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

SITUATION

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, cultural, leisure and educational facilities. Farnham mainline station provides a service to Waterloo within the hour. There is easy access to the A31 providing easy access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.

SPECIFICATION

- End of terrace home

- Two bedrooms

- Private rear garden

- Cul-de-sac location

- Driveway parking

- Close to amenities and transport links

LOCAL AUTHORITY
Waverley Borough Council
Council Tax Band: D

ASKING PRICE
£335,000

TENURE
Freehold

AGENTS NOTE
Estate Management Charge:
£110.00 per annum (approx.)
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

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