



40 Harkwood, Sandrock Hill Road, Wrecclesham, Farnham, Surrey. GU10 4RJ.  
Guide Price £795,000

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## Description

Harkwood is a well proportioned, link detached property with excellent family accommodation arranged over two floors. The property offers generous living space with two receptions. Outside, there is a driveway providing parking and turning for several cars, along with a tandem garage. Including a large private and secluded garden of circa 0.17 acres.

### KEY FEATURES INCLUDE

\* Spacious rear aspect living room with feature fireplace and door opening directly onto a superb UPVC double glazed conservatory, that opens with double doors onto the rear paved patio. A separate double aspect dining room. In addition, there is attractive teak woodblock flooring to the hallway, living room and dining room. With Amtico flooring in the downstairs modern cloakroom and kitchen.

\* Kitchen fitted with a good range of light faced units and worktops. There is a built in double oven, 4 ring gas hob, integrated dishwasher and fridge, with plumbing for a washing machine. Wall mounted gas fired boiler and outer door. UPVC double glazing windows and doors.

\* On the first floor there are four double bedrooms, and a modern bathroom suite, complete with a fitted over the bath shower and folding screen. Two of the bedrooms have the benefit of built in wardrobes.



### GARDEN

\* To the front is a driveway, providing ample parking and turning. Adjacent to this is a well screened area of lawn and shrubs, providing a generous frontage of 80 feet. The private and secluded rear garden is of an excellent size, with areas of lawn, flanked by borders stocked with a wide variety of plants.

Material Information - Built in 1973 by well respected local builder Trimmings and 1st time to the market since being built with no onward chain. All main services and the water supply is metered. TPO's are on trees in the rear garden. Super fast broadband is available and a good mobile signal likely with all providers.



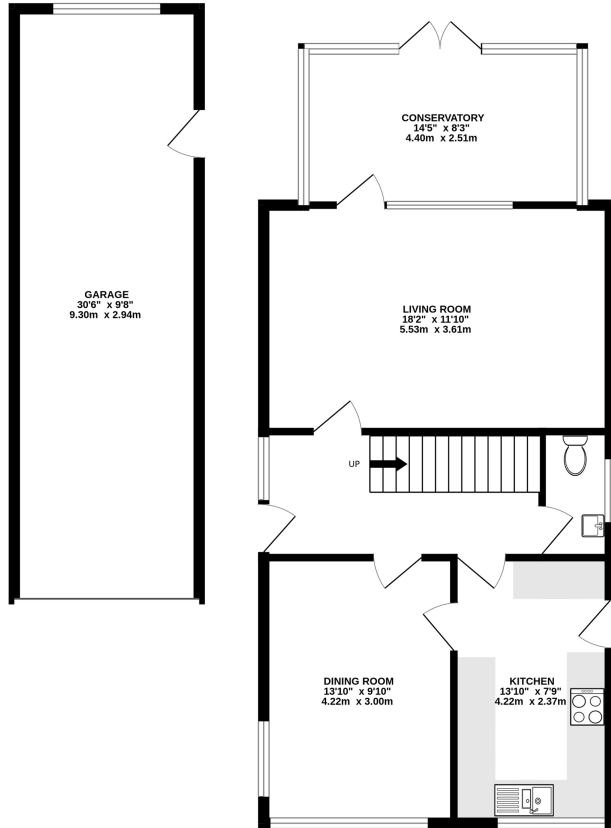
## Directions

Sat Nav - GU10 4RJ. Leave Farnham via Firgrove Hill. At the top of the hill turn right at the traffic lights on to The Ridgway, continue into Shortheath Road before turning left into Sandrock Hill Road after approximately one mile. Follow the road down the hill and up the other side, where number 40 can be found on the right.

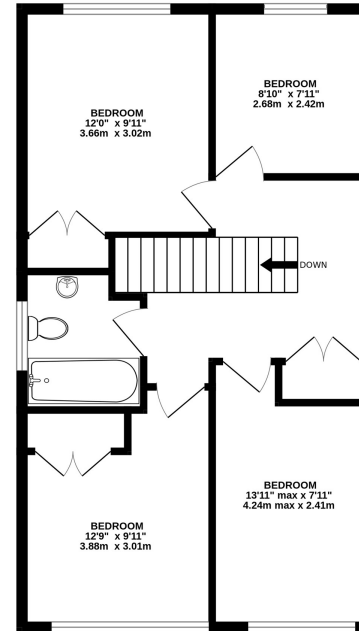
## Local Authority

Waverley  
Band F

GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 82        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 67                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

