



Harkwood, 40 Sandrock Hill Road, Wrecclesham, Farnham, Surrey. GU10 4RJ.

Guide Price £685,000

- Link detached house
- Modern bathroom suite
- Lovely, UPVC double glazed conservatory
- Upvc double glazing and gas fired central heating
- Driveway & garage
- 4 Bedrooms
- 2 Receptions
- Light faced kitchen with appliances
- Secluded plot of circa 0.17 acres
- No onward chain

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		
2002/91/EC		

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.

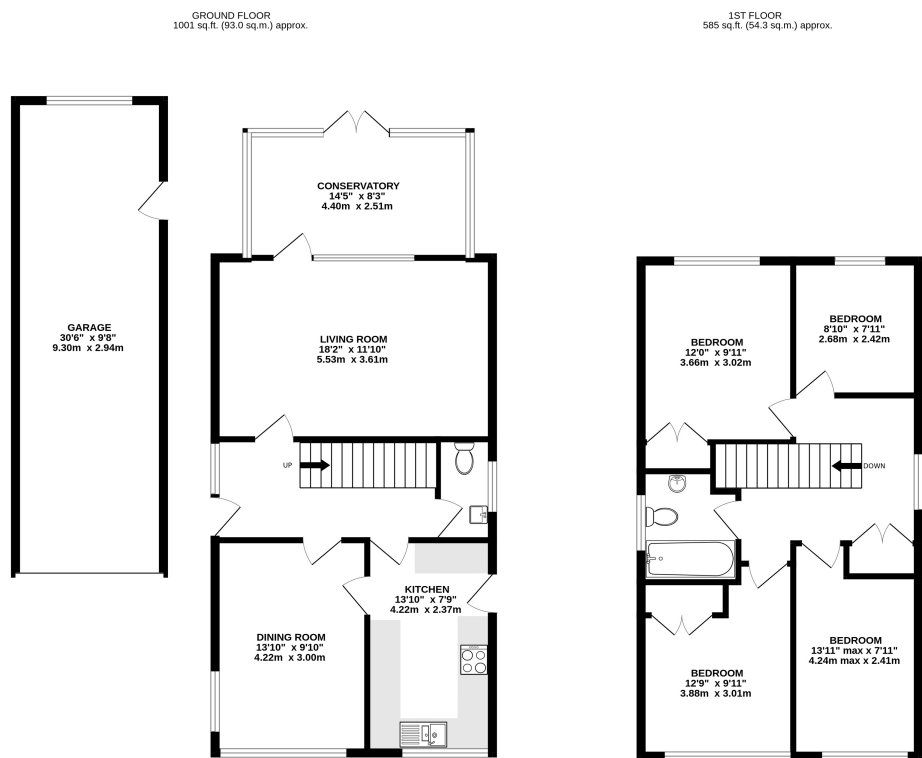
* Kitchen fitted with a good range of light faced units and worktops. There is a built in double oven. 4 ring gas hob. integrated dishwasher and fridge. with plumbing for a washing machine. V doors.

* On the first floor complete view of the benefit

GARDEN

* To the front screened and secluded stocked with

Material In to the market supply is not and a good



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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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.