



9 Gardenia Drive, Wrecclesham, Farnham, Surrey. GU10 4BL.
Offers Over £775,000

- Generously proportioned home
- Immaculately presented
- 1 mile from Weydon school
- Close to Alice Holt Forest
- Garage and driveway
- Four bedrooms
- Bathroom and ensuite shower
- Large lounge/dining room
- Fully fitted kitchen
- Family room/home office

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

A deceptively spacious, immaculately presented detached home built in 2019, set on a small development near Rowledge and Wrecchesham. Close to Alice Holt Forest, Weydon School (1 mile) and Farnham town centre with mainline station. Accommodation includes lounge/dining room, fitted kitchen/breakfast room, family room/home office, cloakroom/w.c., four bedrooms, family bathroom and en-suite. West-facing rear garden with patio, lawn and shingle. Driveway to single garage. Well maintained, ready to move in. Service charge £250 p.a.

Directions

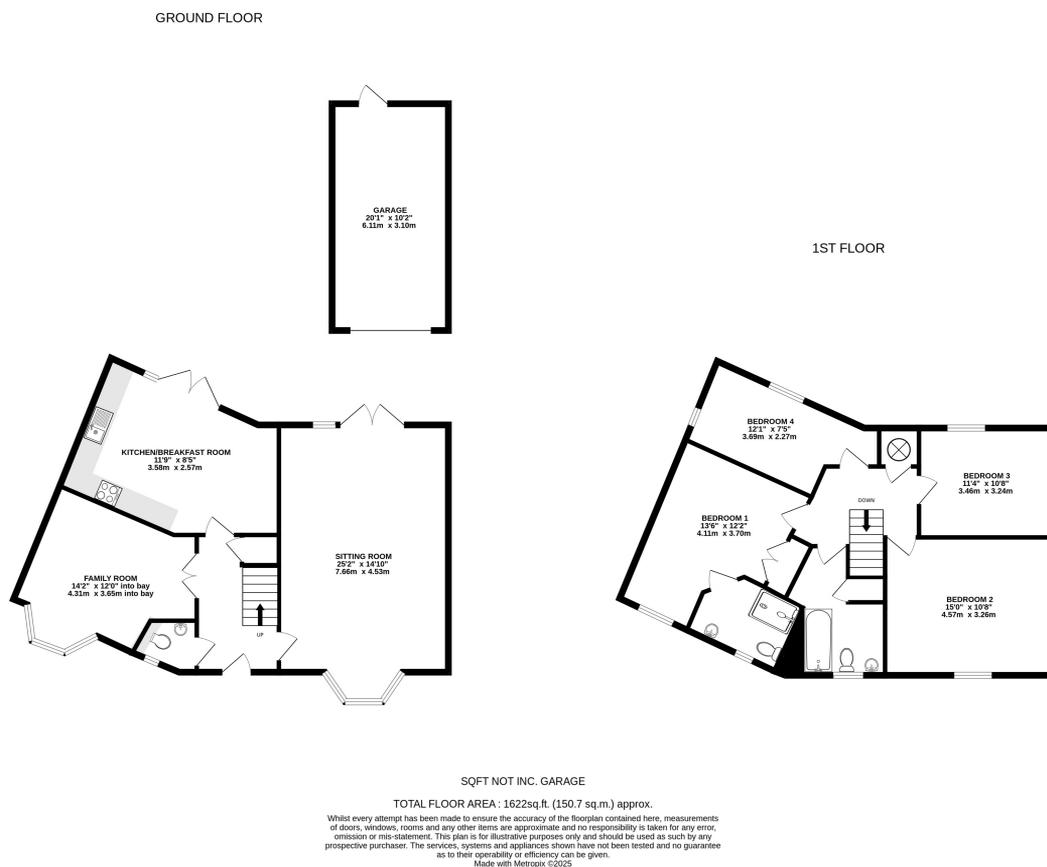
GU10 4BL Turn into Gardenia Drive and the house will be found on your left, just after the turning to Juniper Close

Tenure

Freehold

Local Authority

Waverley
Band G



For clarification we wish to inform prospective purchasers/tenants 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.