



51 Riverdale, Wrecclesham, Farnham, Surrey. GU10 4PJ.

Guide Price £425,000

- Planning approved to extend
- End of terrace home
- Large corner plot
- Garage and parking
- Three bedrooms
- Two reception rooms
- Kitchen
- Family bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Description

An end of terrace home, occupying a generous corner plot, within a short walk of Weydon and St Peters Schools. Planning permission has been granted for a substantial two storey extension. Details and plans can be viewed at <http://planning360.waverley.gov.uk/planning> using reference WA/2022/02377 The current accommodation comprises an entrance porch, living room, dining room, kitchen, three bedrooms and a family bathroom. Further benefits include double glazing, gas central heating, garage and a parking space. All mains services are available and the water supply is not metered. Ultrafast broadband is available in this area mobile signal is likely but buyers should conduct their own onsite checks. Local shops are nearby and Farnham's elegant Georgian town centre and mainline station are only approximately 1.5 miles away.

## Directions

Sat Nav Ref: GU10 4PJ

## Tenure

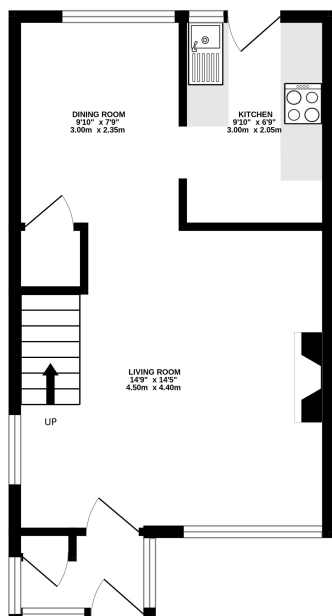
Freehold

## Local Authority

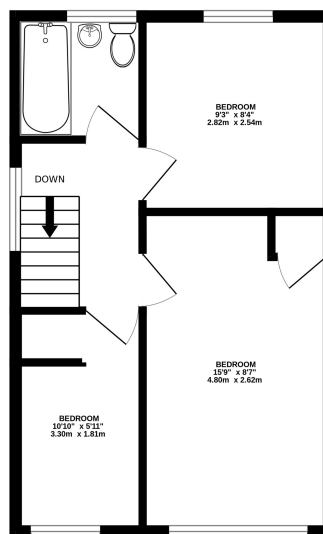
Waverley

Band D

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA - 745 sq.ft. (69.3 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.