



36 Wrecclesham Hill, Wrecclesham, Farnham, Surrey. GU10 4JW.
Guide Price £840,000

- Within 1 mile of Weydon School
- Approximately 1 Acre Plot
- Brick built annexe/home office
- Potential to extend STUC
- Far reaching views
- Four bedrooms
- Four reception rooms
- New bathroom and kitchen
- Large integral garage
- No chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Description

A rare opportunity to purchase a detached family home on approximately 1 acre, within walking distance of Weydon School. The spacious accommodation includes living room, dining room, re-fitted kitchen, utility/boot room, study, cloakroom/w.c., conservatory, and playroom, with four bedrooms and a re-fitted family bathroom upstairs. Rear rooms enjoy far-reaching garden views. The garden includes a brick-built home office/annexe with potential for improvement or extension. Front driveway, parking, and large integral garage. Modernised but offering scope for further extension. No onward chain.

Directions

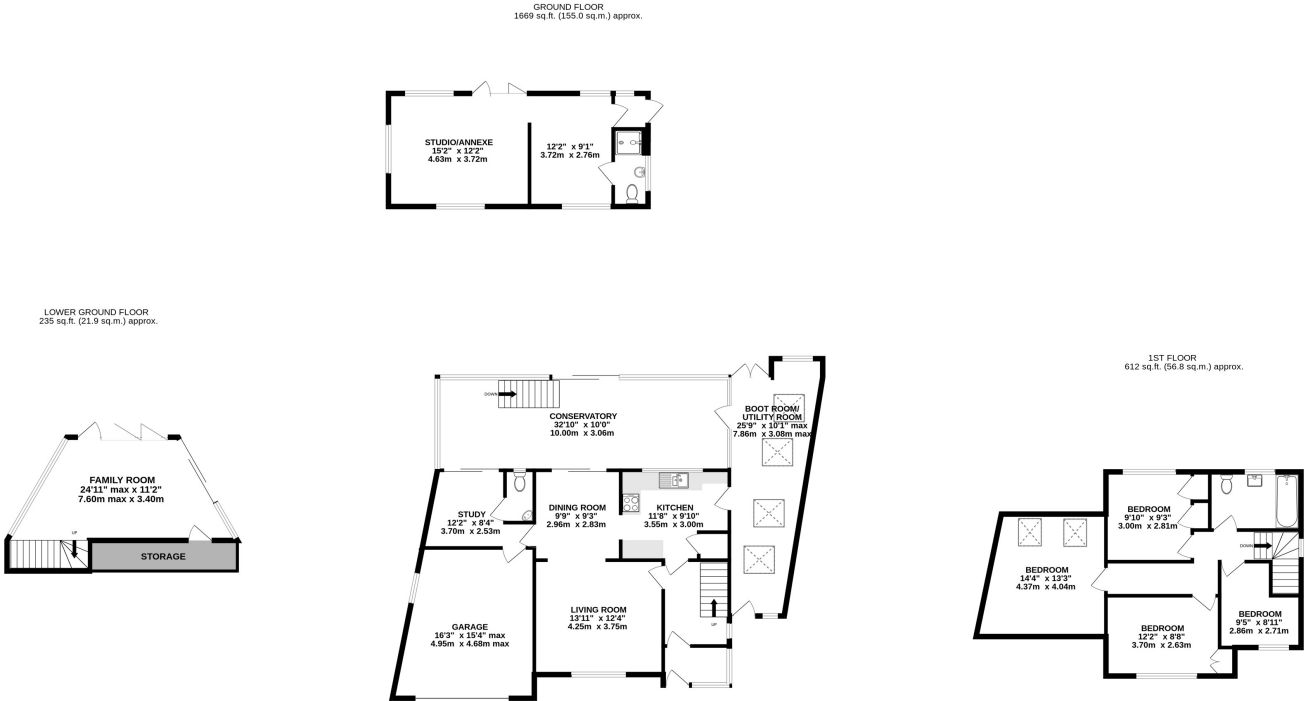
Sat Nav Ref: GU10 4JW The house is set back from the road and is identified by one of our distinctive sale boards.

Tenure

Freehold

Local Authority

Waverley
Band F



TOTAL FLOOR AREA : 2516 sq.ft. (233.7 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/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.