



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		
(81-91)	B		82
(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

Description

Harkwood is a well-proportioned, link-detached home offering excellent family accommodation over two floors. Features include spacious living room with feature fireplace opening to a UPVC conservatory and rear patio, double-aspect dining room, teak woodblock and Amtico flooring, and modern kitchen with built-in appliances. Four double bedrooms upstairs, two with fitted wardrobes, plus modern bathroom. Outside: driveway for several cars, tandem garage, and private rear garden of circa 0.17 acres. Built in 1973 by Trimmings, offered with no onward chain. TPOs on rear trees; superfast broadband.

Directions

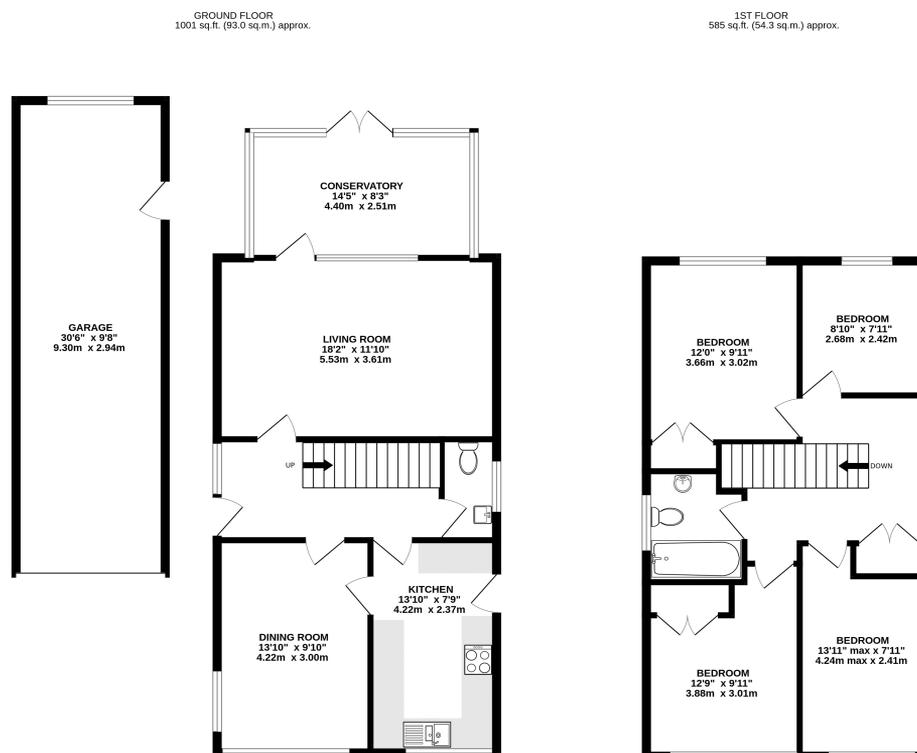
Sat Nav - GU10 4RJ. Leave Farnham via Firgrove Hill. At the top of the hill turn right at the traffic lights on to The Ridgway, continue into Shortheath Road before turning left into Sandrock Hill Road after approximately one mile. Follow the road down the hill and up the other side, where number 40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

Tenure

FREEHOLD

Local Authority

Waverley
Band F



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.
Made with Metrepro ©2022

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.