



22 The Old Orchard, Wrecclesham, Farnham, Surrey. GU9 8UR.  
OIEO £565,000

keatsfearn



## Description

A spacious 4 bedroom family home within a moments walk from Weydon School, situated on a corner plot in a tucked away cul-de-sac with southerly facing rear garden. To the ground floor you have an entrance hall with under stairs storage, cloakroom, office/playroom, living room and open plan kitchen/dining room. The kitchen offers a large sink, gas cooker/oven and room for a tall fridge freezer with a range of built in low and eye height cupboards. Coming off the kitchen you have a utility room with a door going to the side entrance. The utility room itself offers space for both washing machine and tumble dryer with ample storage space. The living room has plenty of space for entertaining and a large bay window to the front. The office offers a flexible room to be used to whatever a family needs may be from office, playroom. The dining room is to the side of the kitchen and has French doors leading to the garden.



Upstairs you have a large landing with doors onto all 4 bedrooms. The master bedroom enjoys an en-suite shower room and there is a separate family bathroom.

The rear garden is southerly facing, whilst to the front there is a double garage and driveway.

Agent's Notes - The property is situated on a private road and our client has advised there is a small monthly charge of circa £25 for the upkeep of the road etc. Seller removing fitted wardrobes in bedroom 1,3 and 4 along with the dishwasher in the kitchen.

## Directions

SAT NAV - GU9 8UR

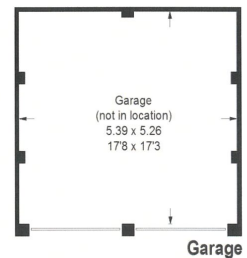
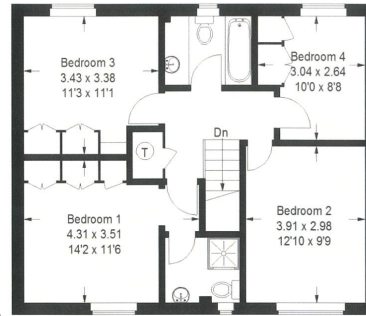
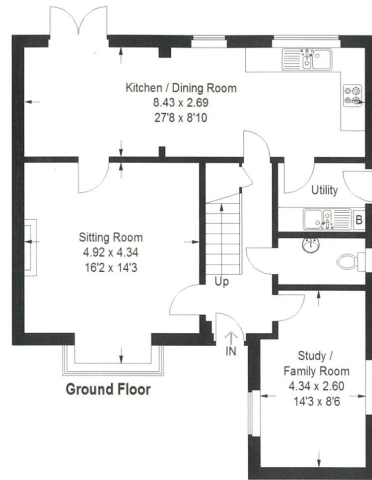
## Local Authority

Waverley  
Band D



### The Old Orchard, Farnham

Approximate Gross Internal Area  
 Ground Floor = 70.2 sq m / 756 sq ft  
 First Floor = 59.6 sq m / 641 sq ft  
 Garage = 28.3 sq m / 305 sq ft  
 Total = 158.1 sq m / 1702 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. It does not state unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if applied. Any figures of quoted should not be used as a basis for valuation.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		80
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	67	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
			EU Directive 2002/91/EC

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