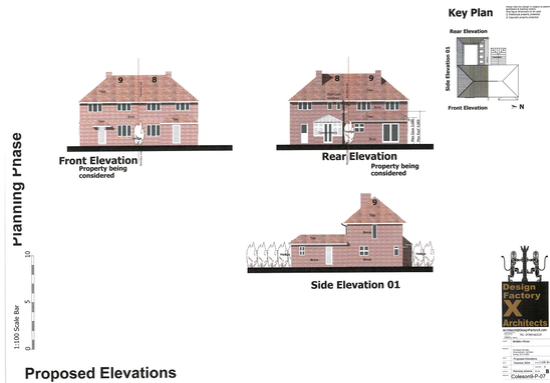




9 Coleson Hill Road, Wrecclesham, Farnham, Surrey. GU10 4QQ.  
Guide Price £550,000





## Description

A fantastic, 1930s semi-detached home with 3 bedrooms and a large, luxury bathroom with shower over the bath, presented in modern, neutral decorative condition throughout. The property is the ideal family home in a convenient cul-de-sac position in Wrecclesham, close to excellent schools for all age groups. There is parking for 2 cars on the block-paved drive, access to the rear and a great garden which has been recently landscaped.

## Star Features -

\* Semi detached house \* 3 Bedrooms \* Large, luxury family bathroom \* Lounge/diner with wood burner \* Kitchen with utility area \* Lovely, landscaped rear garden with timber shed and summer house \* Planning permission granted for single storey extension (PRA/2024/02138 \*Potential to extend further subject to pp \* Viewing advised



## Material Information -

All mains services including gas, water, drains and electricity. Water meter, gas fired central heating via radiators, upvc double glazed windows, engineered wood flooring to ground floor, loft with ladder, light and partial boarding. Good mobile signal with all providers outside and superfast broadband available.

## Directions

SAT NAV - GU10 4QQ

## Local Authority

Waverley

Band D







