



1 Grove Close, Wrecclesham, Farnham, Surrey. GU10 4BF.  
Fixed Price £550,000

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## Description

A fabulous end terrace home built in 2018 and situated on the edge of Wrecclesham village. The generous and well presented accommodation includes a stunning kitchen/dining/family room overlooking the rear garden, with a comprehensive range of fitted units, an island unit and plenty of integrated appliances. To the front of the house is an entrance hall, cloakroom/w.c. and double aspect living room with box bay window. On the first floor there are three bedrooms, an en-suite shower room to the master and a family bathroom. The rear garden offers a generous paved patio leading onto a lawned area, enclosed by wood panel fencing. To the front of the house there are two allocated parking spaces and a space for visitors. The sellers were considering a loft conversion a couple of years ago and were advised they could easily create a large double bedroom and en-suite.



Weydon and St Peters schools are within walking distance, as are local shops. Farnham's elegant Georgian town centre and mainline station are a short drive away. The nearby Alice Holt Forest offers beautiful walks, cycling and Go Ape.

Material Information - The property is freehold and is situated on a private road/development. Residents are shareholders of the management company and there is an annual charge of approximately £550 per annum for the upkeep. The water is metered and you are responsible for drains within your property's boundaries. Superfast broadband is available in the area and mobile phone signal is great.



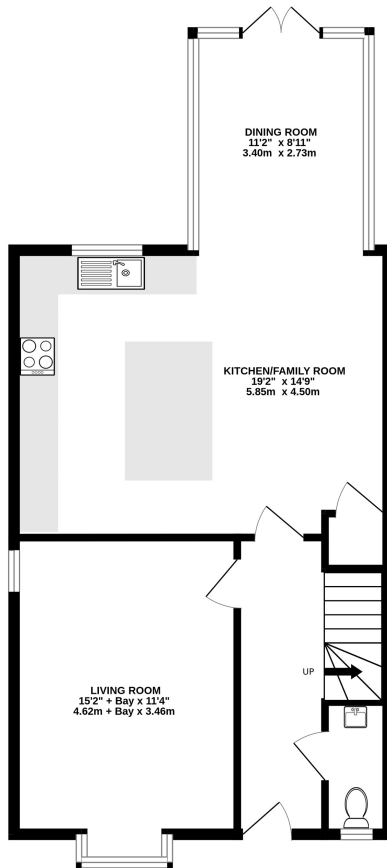
## Directions

Sat Nav Ref: GU10 4BF

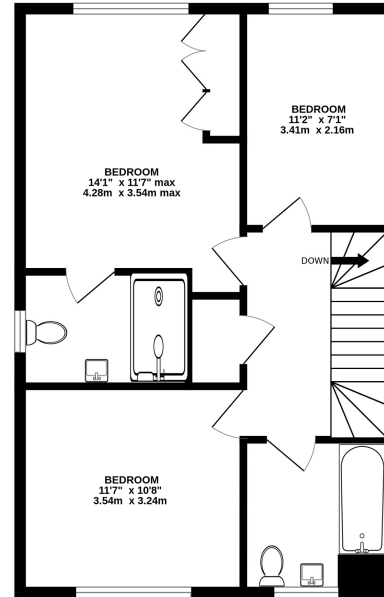
## Local Authority

Waverley  
Band E

GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Disclaimer: 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.



