



14 Coleson Hill Road, Wrecclesham, Farnham, Surrey. GU10 4QQ.  
Guide Price £725,000

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## Description

This spacious semi detached home has been thoughtfully extended and modernised by the current owners. The property is situated at the end of a cul-de-sac and within 1 mile of excellent schooling, including St Peters Primary and Weydon Secondary. The well presented accommodation is set over three floors and the ground floor features a spacious living room, family room with French doors to the garden, cloakroom/w.c and a fabulous kitchen/dining room. The kitchen offers a wide range of attractive cupboards and drawers, wood block worktops, integrated dishwasher, space for range and fridge freezer, space for a family size table, french doors to the garden and two skylight windows. On the first floor is a contemporary family bathroom with both bath and separate shower cubicle, three bedrooms, including the impressive main bedroom with vaulted ceiling, 2 skylight windows, 2 windows overlooking the garden, and an attractive en-suite shower room. On the second floor is a further bedroom with 2 skylight windows, eaves storage and an en-suite with w.c. and hand basin.



To the front of the home is a block paved drive providing parking for 4-5 cars. The rear garden is laid to lawn with a full width patio, timber shed and useful home office. The garden enjoys a south-westerly aspect, is enclosed by wood panel fencing and natural screening and offers a good degree of privacy.

The ground floor features underfloor heating while radiators heat the 1st and 2nd floor. The family bathroom and the en-suite to the main bedroom also enjoy underfloor heating. The house benefits from all mains services and the water supply is metered. Superfast broadband is available in the area and mobile phone signal is likely on most networks - potential buyers should conduct their own onsite checks.

## Directions

Sat Nav - GU10 4QQ

## Local Authority

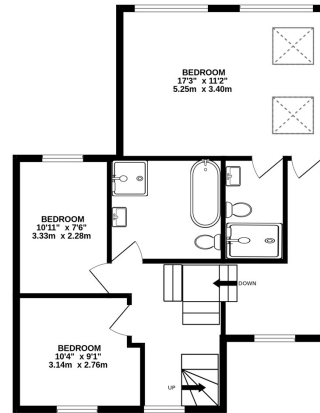
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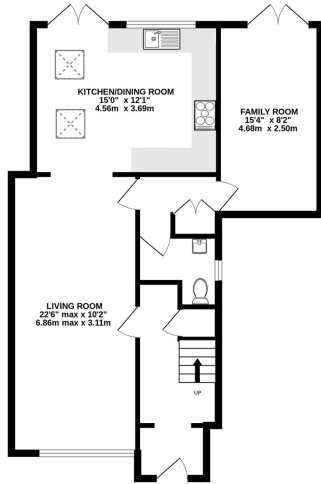
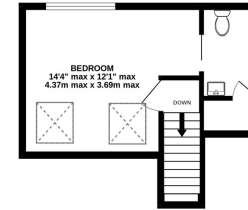
GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



SQFT INC. OUTBUILDINGS

TOTAL FLOOR AREA : 1768 sq.ft. (164.3 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.  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 74                      | 83        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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