



36 Wreclesham Hill, Wreclesham, Farnham, Surrey. GU10 4JW.
Guide Price £840,000

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Description

A rare opportunity to purchase a detached family home, situated on a plot of approximately 1 acre, within walking distance of Weydon School. The property offers generous accommodation including a living room, dining room, re-fitted kitchen, utility/boot room, study, cloakroom/w.c., conservatory and playroom. On the first floor there are 4 bedrooms and a re-fitted family bathroom. Rooms to the rear of the house enjoy far reaching views over the garden and beyond. In the garden is a brick built home office/annexe which requires some improvement but could also be extended subject to the usual consents. To the front of the house is a parking area, driveway and a large integral garage. The house has undergone some recent modernisation but offers a fantastic opportunity for further improvements and extension subject to the usual consents. Many neighbouring properties have undergone significant extensions to create substantial homes. Offered for sale with no onward chain, viewings are highly recommended.



Directions

Sat Nav Ref: GU10 4JW The house is set back from the road and is identified by one of our distinctive sale boards.

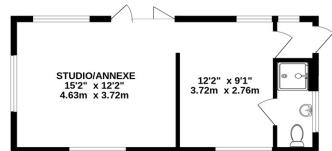
Local Authority

Waverley

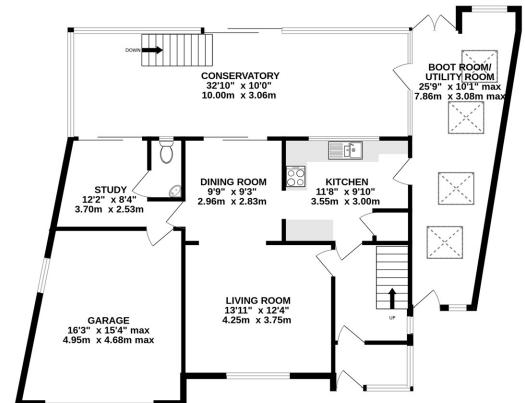
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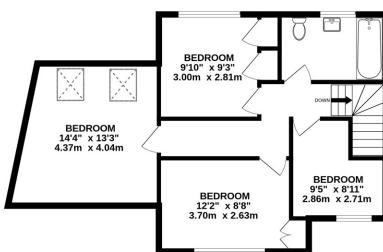
GROUND FLOOR
1669 sq.ft. (155.0 sq.m.) approx.



LOWER GROUND FLOOR
235 sq.ft. (21.9 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 2516 sq.ft. (233.7 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
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Disclaimer: 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.

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