



4 Thistledown Close, Wrecclesham, Farnham, Surrey. GU10 4AG.
Guide Price £550,000

- Stylishly extended modern family home
- Just ¾ mile from Weydon School
- Versatile study or fourth bedroom
- Bright dining/family room with Velux
- Private corner plot with views
- Prime south Farnham cul-de-sac location
- Three spacious double bedrooms throughout
- Stunning open-plan kitchen and living
- Log burner adds cosy charm
- Walk to shops, forest, station

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	76	
(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

Description

Nestled at the end of a peaceful cul-de-sac in sought-after Thistledown Close, this beautifully extended modern home combines space, style, and convenience. Just $\frac{3}{4}$ mile from Weydon School and within walking distance of local shops, it's on Farnham's favoured south side. Foundations to the rear extension have been strengthened via resin injection to over 2m, with minor external cracks repaired and balance of 25-year guarantee from Feb 2025. Located on a private estate in a Conservation Area with annual service charge £400-£600.

Directions

SAT NAV - GU10 4AG

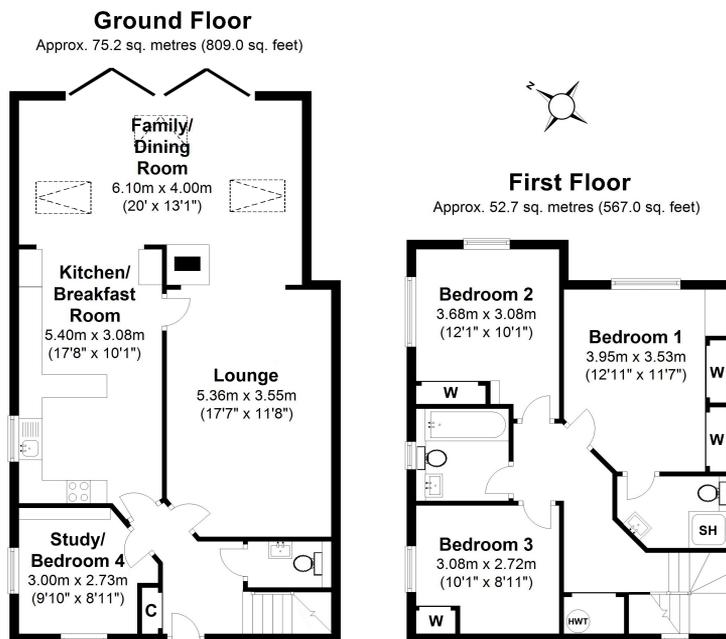
Tenure

FREEHOLD

Local Authority

Waverley
Band E

4 Thistledown Close, Farnham, GU10 4AG



Total area: approx. 127.8 sq. metres (1376.0 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

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.