



24 Clare Mead, Rowledge, Farnham, Surrey. GU10 4BJ.
Guide Price £465,000

- Short walk to village centre
- Living/dining room
- Enclosed rear garden
- Countryside forest walks nearby
- Quality kitchen with appliances
- Three generous double bedrooms
- Brick built garage
- No chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

A spacious three-bedroom home within walking distance of Rowledge village centre, part of a popular development with a unique larger design. Ground floor: entrance hall with cloakroom/WC, lounge/dining room with French doors to the rear garden, and kitchen with quality units, integrated appliances, and granite worktops. First floor: three double bedrooms and family bathroom. Enclosed westerly rear garden with timber deck, lawn, and rear access to brick-built garage with power. Estate charge £612 p.a. Close to local shops, recreation, Alice Holt Forest, and Frensham Great Pond.

Directions

SAT NAV - GU10 4BJ

Tenure

FREEHOLD

Local Authority

Waverley
Band E



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.