



8 Bridge Court, River Lane, Wrecclesham, Surrey. GU10 4QE.  
Guide Price £425,000

- Built in 2008 by award-winning developers Arcadia
- Three generous bedrooms, including ensuite to the principal bedroom
- Modern fitted kitchen with integrated appliances
- Private enclosed rear garden with patio and raised decking
- No onward chain & within walking distance of sought-after schools
- Tucked away in a quiet cul-de-sac
- Spacious living/dining room with direct garden access
- Family bathroom plus downstairs cloakroom
- Gas central heating and double glazing throughout
- Off-street parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Description

Built in 2008 by award-winning developers Arcadia, this spacious three-bedroom home is tucked away in a quiet cul-de-sac within walking distance of local schools. Offered with no onward chain, the ground floor features entrance hall, contemporary kitchen with integrated appliances, cloakroom, and living/dining room opening onto patio and garden. Upstairs: three bedrooms, principal with built-in wardrobes and en-suite, plus family bathroom. Outside: off-street parking and enclosed rear garden with patio and raised deck. Gas central heating, double glazing, freehold. Service charge £327.50 p.a.

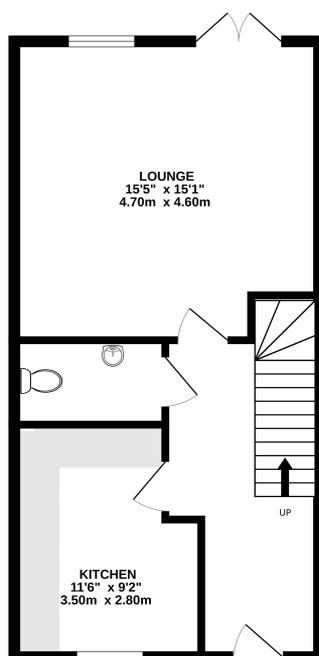
## Directions

SAT NAV - GU10 4QE

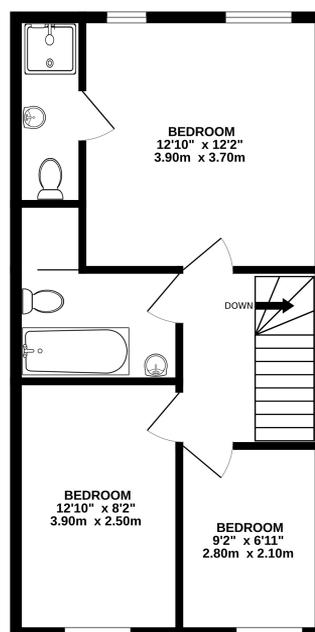
## Local Authority

Waverley  
Band D

GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.4 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.  
Made with Metropix iCAD25

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.