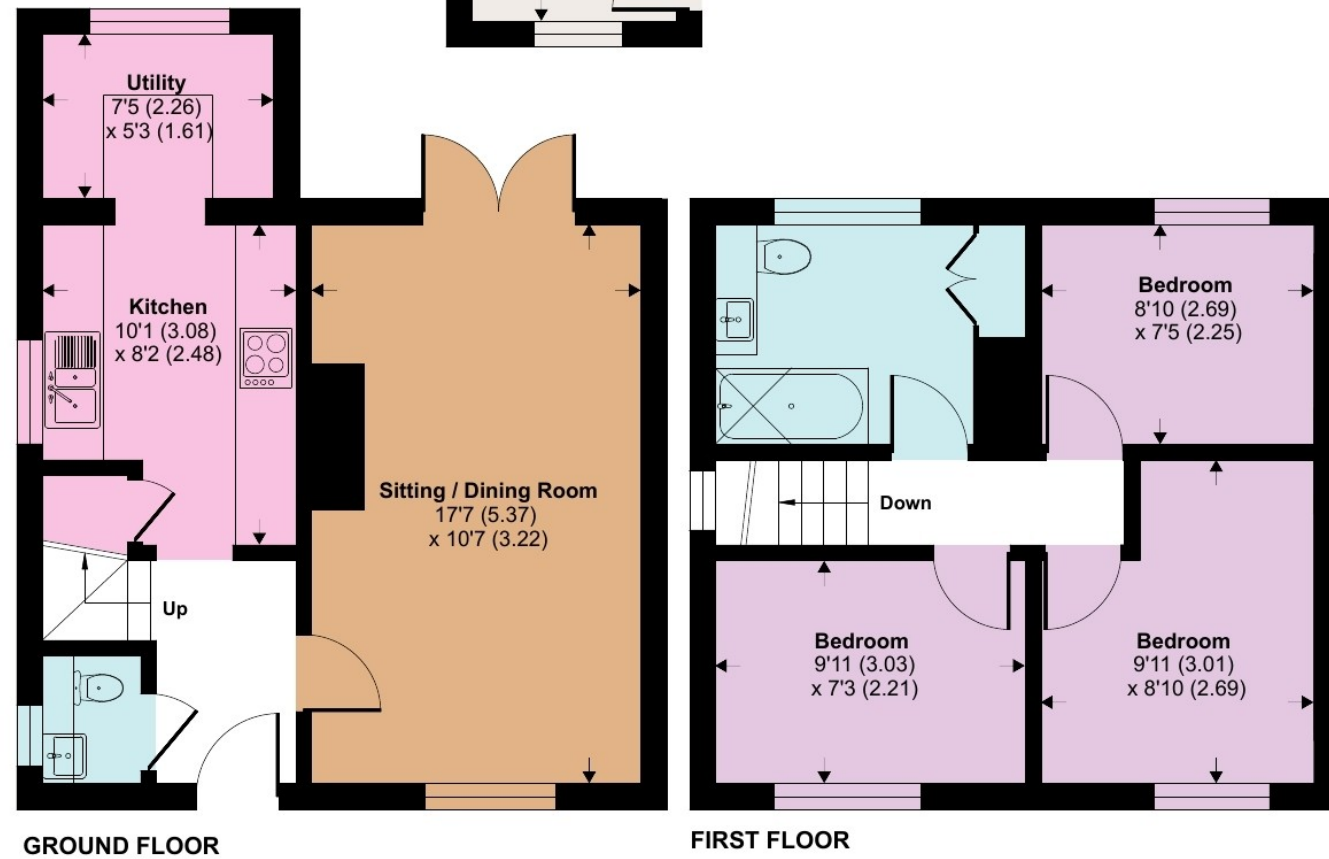
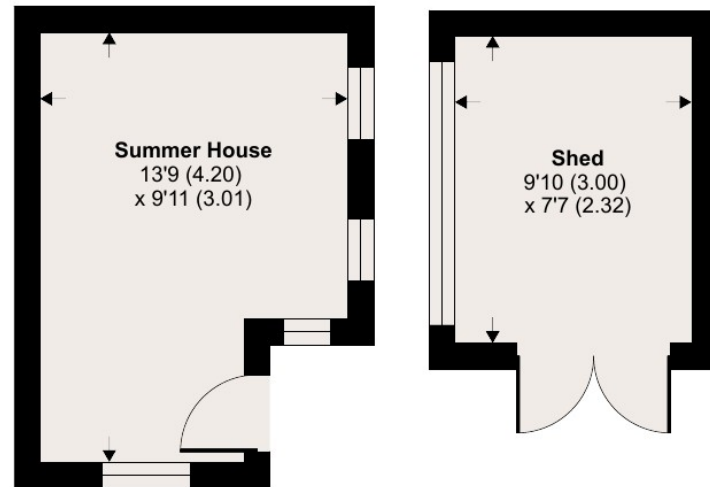


Coleson Hill Road, Wrecclesham, Farnham, GU10

Approximate Area = 733 sq ft / 68 sq m
 Outbuilding = 196 sq ft / 18.2 sq m
 Total = 929 sq ft / 86.2 sq m
 For identification only - Not to scale



COLESON HILL ROAD, WRECCLESHAM, FARNHAM, SURREY, GU10

Guide Price £490,000

A charming, well presented three bedroom family home with lovely private garden and granted planning permission to extend, situated in the ever popular South Farnham.

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ACCOMMODATION

- Sought after South Farnham location
- Catchment to popular South Farnham schools
- Three bedroom semi-detached house
- Spacious private garden
- Off street parking
- Very well presented
- Planning permission granted for large single story extension to the rear (PRA/2024/02138)

DESCRIPTION

This attractive, well presented, three bedroom 1930's property in South Farnham is situated in a highly sought after location within very close proximity to outstanding local schools.

Downstairs the property comprises of wooden flooring throughout, welcoming entrance hallway, light and airy sitting/dining room with feature fire place containing log burning stove and French doors leading to the garden, downstairs WC and storage under the stairs. The kitchen has shaker style units, integrated oven and gas hob, ample storage and utility area to the rear.

Upstairs there are three bedrooms and a large family bathroom with shower above the bath and storage cupboard. There is also access to the partially boarded loft.

Outside, directly to the rear of the property lies a private paved patio leading onto a spacious lawn area. At the back of the garden is a summer house, shed and second paved patio area to capture the evening sun. At the front of the property there is a large paved area with parking for 2 cars and side access through a gate to the back garden.



In addition, there is also granted planning permission for enlargement of existing dwelling by erecting a six meter single story extension. Planning Application PRA/2024/02138. There could also be potential to extend further STPP.

LOCATION

Coleson Hill Road is a sought after, established residential area about a mile from a good range of local facilities including very highly regarded schools. It's just 2.2 miles to the main line Farnham station with direct access to London Waterloo and the picturesque Georgian town centre of Farnham for a great range of shops, recreational and cultural facilities, David Lloyd Leisure Centre and Farnham's historical 300 acre deer park. There is easy access to the A3 and M3, which connect to London, the M25 and the national motorway network, as well as Heathrow and Gatwick Airports. The area is renowned for its good schooling including Weydon Secondary School, Highfield South Farnham School and St. Peters primary School to name but a few. The further area is surrounded by an extensive area of some of Surrey's finest countryside, including the 'royal forests' of Alice Holt, and provides excellent leisure opportunities for walking, riding and country pursuits.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band D

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		