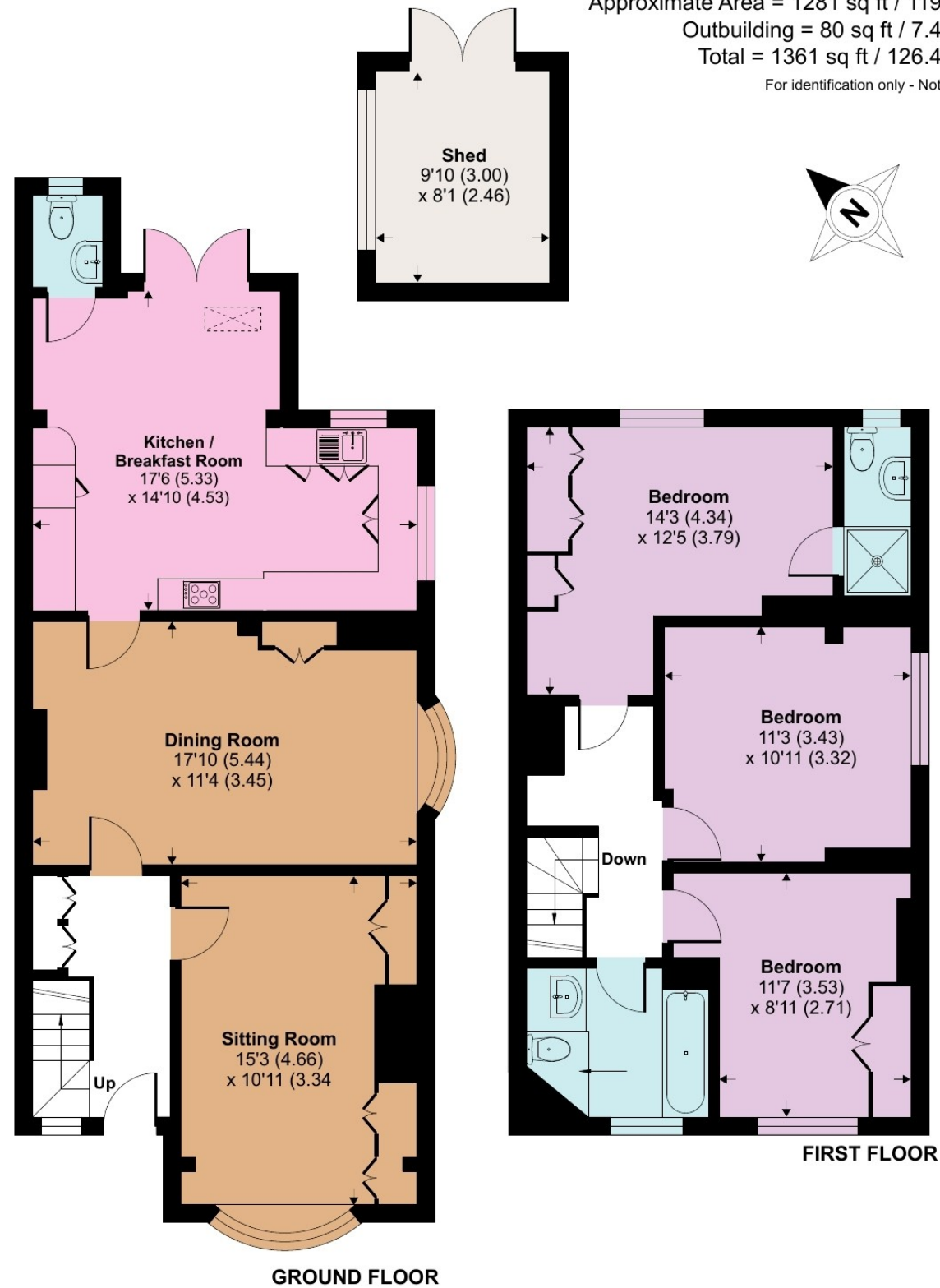


## Burnt Hill Road, Wrecclesham, Farnham, GU10

Approximate Area = 1281 sq ft / 119 sq m  
 Outbuilding = 80 sq ft / 7.4 sq m  
 Total = 1361 sq ft / 126.4 sq m  
 For identification only - Not to scale



## BURNT HILL ROAD, WRECCLESHAM, FARNHAM, SURREY, GU10

Guide Price £750,000

This well-appointed 1930s home is immaculately presented throughout and has the benefit of no onward chain.

Tel 01252 733042  
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 99 West Street, Farnham, GU9 7EN

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**Winkworth**





ACCOMMODATION

- Immaculately presented three bedroom house
- Catchment to sought after South Farnham Schools
- 1930's period features
- Two reception rooms
- Open plan kitchen/breakfast room
- Principal bedroom with en-suite
- Driveway
- No chain

DESCRIPTION

The property is ideally located in the heart of South Farnham and benefits from a superb open plan kitchen/breakfast room with French doors, two reception rooms, three double bedrooms and a generous private garden.

The property has been renovated and modernised by the current owners and is immaculately presented throughout. The ground floor comprises inviting entrance hallway, large sitting room with open fireplace and bay window, smart dining room with feature fireplace, open plan kitchen/breakfast room with French doors to rear, downstairs cloakroom.

Upstairs comprises principal bedroom with en-suite shower room and built-in wardrobes, two further double bedrooms (one with built-in wardrobe), family bathroom.

Outside, the generous and pretty rear garden is flat, secluded and mainly laid to lawn. There is a side access, two garden sheds, large wooden decking area and smart patio with pergola towards the rear. To the front of the property there is a pretty front garden, porch area and driveway with ample parking.



LOCATION

Burnt Hill Road is set within a highly regarded and much prized residential location. This property offers a convenient and private setting and is within striking distance of highly regarded local schools, The Bat and Ball Freehouse, Farnham train station and the town centre. Farnham's Georgian town centre offers a superb variety of local and national shops along with a range of pubs, wine bars, cafes and restaurants. Farnham train station offers links into London Waterloo. The further area is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, riding and country pursuits.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band E

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             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |