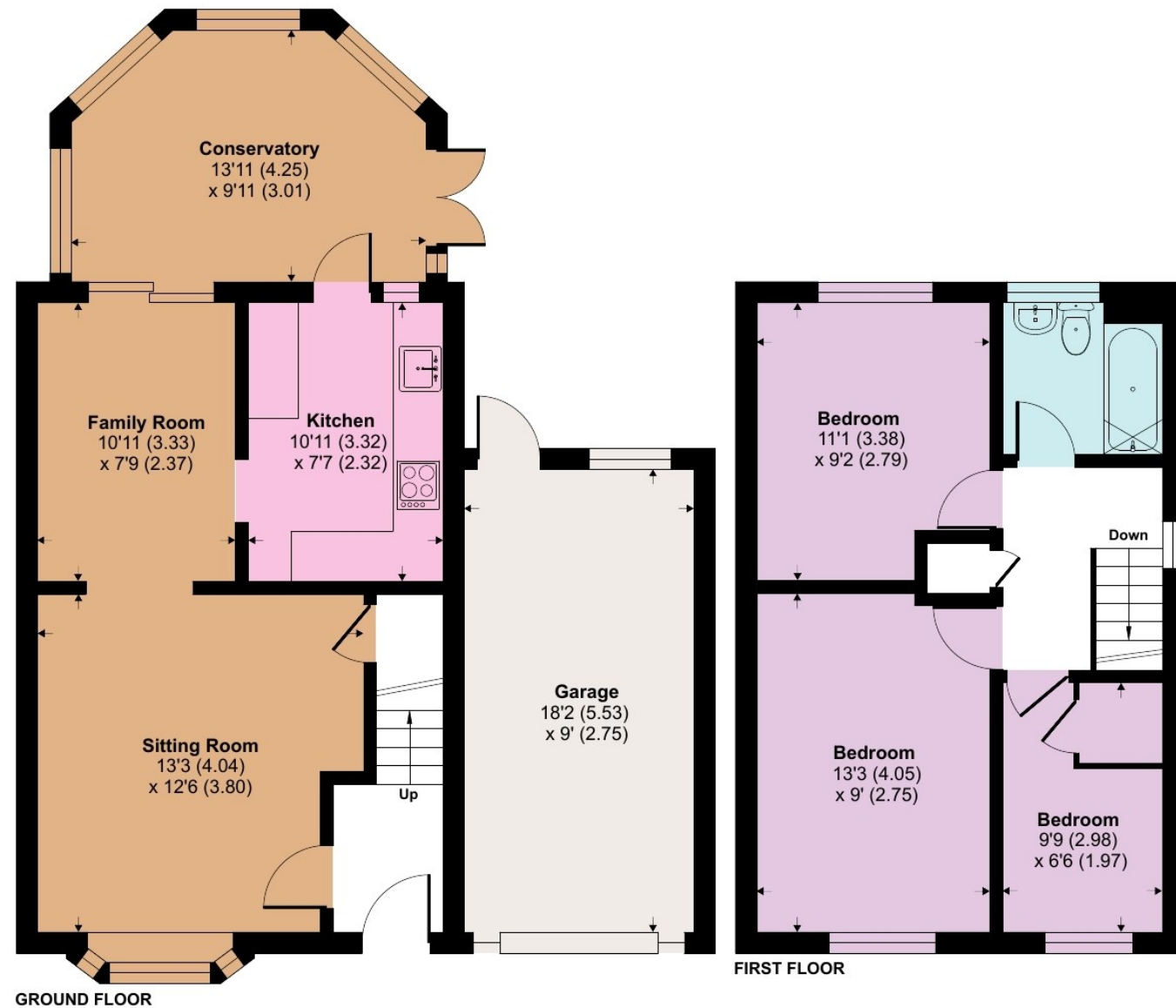


St. Peters Gardens, Wrecclesham, Farnham, GU10

Approximate Area = 926 sq ft / 86 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1090 sq ft / 101.2 sq m
For identification only - Not to scale



ST. PETERS GARDENS, WRECCLESHAM, FARNHAM, SURREY, GU10

Guide price £475,000

This three bedroom semi-detached family home is situated in a sought after South Farnham location within close proximity to amenities and popular South Farnham schools.

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ACCOMMODATION

- Sought after South Farnham location
- Three bedroom semi-detached house
- Private garden
- Garage and off street parking
- Two reception rooms
- Large conservatory
- Catchment to popular schools

DESCRIPTION

This three bedroom semi-detached family home with garage and off street parking situated in a sought after location within walking distance to Wrecclesham Village, amenities and highly regarded local schools.



LOCATION

The property is situated in this popular and convenient residential development in Wrecclesham, which forms part of the south western suburbs of Farnham. Farnham is a historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north. Lying on the south west side of Farnham, the property is conveniently located to access many of the area's highly regarded South Farnham schools including Weydon Academy, St. Peters, Edgeborough and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.

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.

Downstairs comprises entrance hall, large sitting room, dining room with sliding doors leading to the large conservatory and situated at the rear of the property is the kitchen with ample fitted storage cupboards, breakfast bar, gas hob, electric oven and door leading out to the conservatory. The conservatory has French doors leading out to the enclosed private garden. Upstairs there are two good sized double bedrooms, a generous single bedroom, family bathroom with over bath shower, airing cupboard and access to loft. Outside to the rear is a private, fully enclosed garden with paved patio area and grass lawn surrounded by flower and shrub borders. To the front there is parking on the driveway for two vehicles with pathway to front door. There is also a garage with up and over door, power, light and door to the rear garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		