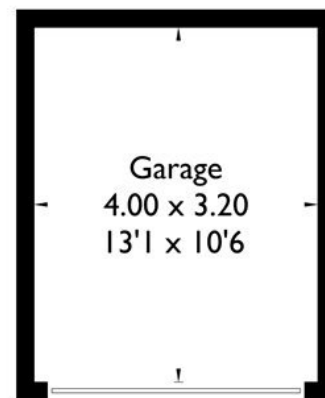
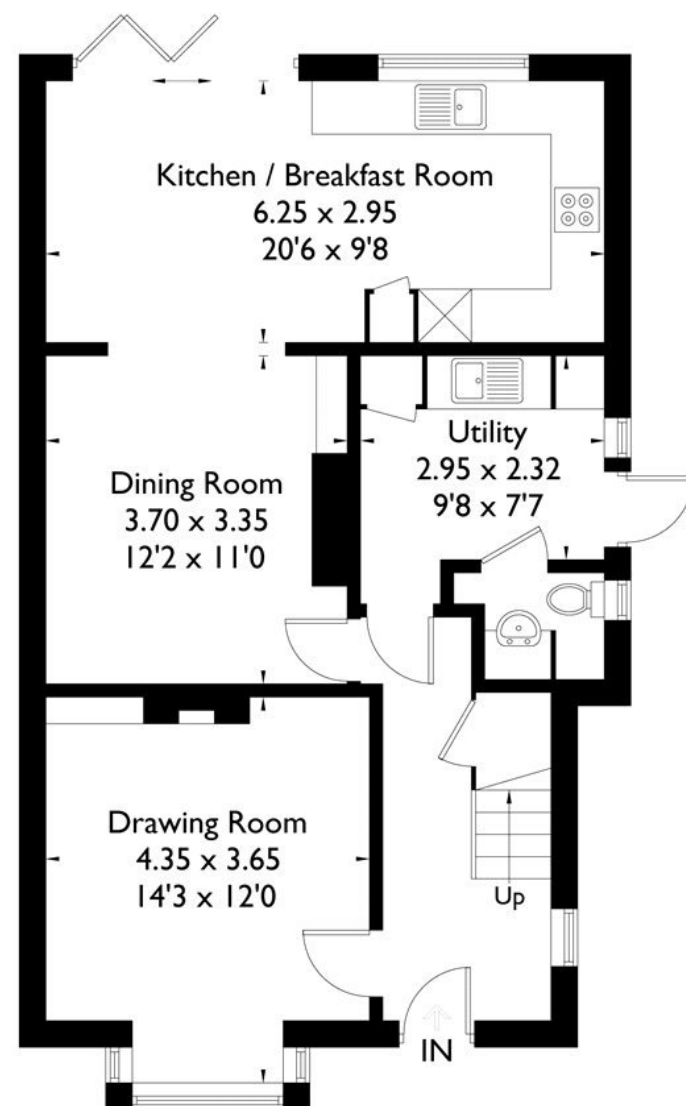


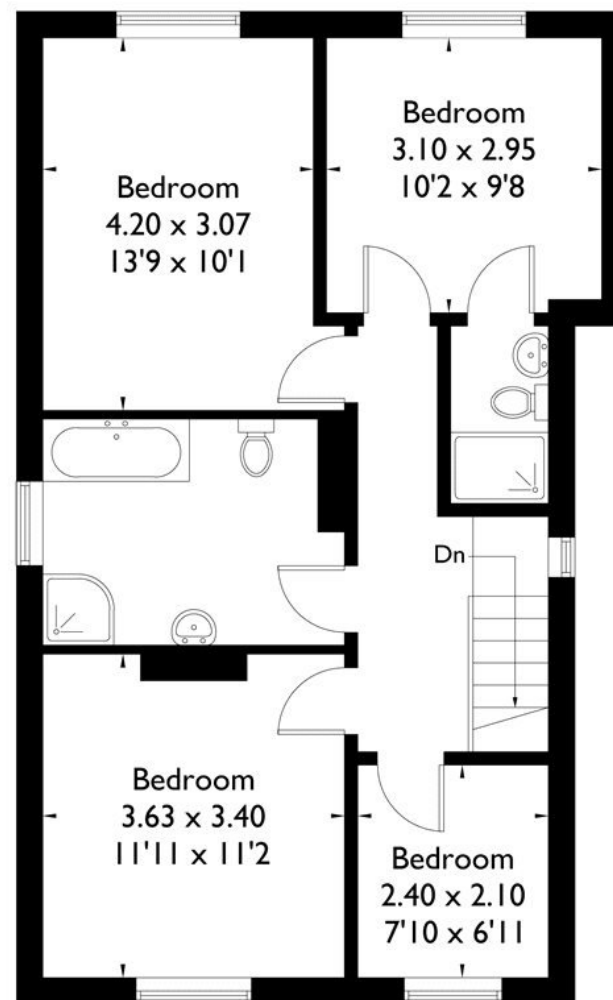
Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft
 Garage = 12.8 sq m / 138 sq ft
 Total = 141.3 sq m / 1521 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Bryn Road, Farnham, Surrey, GU10

Offers in excess of £700,000

A beautifully presented 4 bedroom family detached house which has been recently extended and refurbished, situated on a quiet private road in the heart of Wrecclesham. EPC Rating C (71)

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ACCOMMODATION

1 Double Bedroom with En Suite Shower Room, 2 Further Double Bedrooms and 1 Single Bedroom, Drawing Room, Dining Room, Kitchen/Breakfast Room, Family Bathroom With Separate Shower, Utility Room, Cloakroom, Detached Garage, Westerly Facing Rear Garden with Raised Decked Terrace, Off Street Parking for up to 3 Cars.

DESCRIPTION

This beautifully presented 4 bedroom family detached house has been recently extended and refurbished. The property is accessed from a good sized reception hallway leading to the principle receptions rooms. The drawing room which overlooks the front of the property benefits from a feature fireplace and an attractive bay window. The dining room opens out to the stunning 20'6 kitchen/breakfast room which provides ample space for a breakfast table. The newly fitted kitchen (2018) benefits from a range of country shaker style wall and floor mounted units complimented with oak work surfaces. Integrated dishwasher and recycling units, Bosch induction hob, Bosch double ovens, a fridge freezer and a pull out larder. Of particular note are the bifolding doors opening out on the raised decked terrace overlooking the westerly facing rear garden. The utility room can be found towards the end of the hallway and benefits from ample storage, a washing machine and space for a tumble dryer, from here the cloakroom and access to the side of the property can be found.

The ground floor further benefits from Amtico, Parquet weathered oak flooring throughout with the drawing room laid to carpet. Double glazing and gas central heating throughout.

To the first floor a double bedroom with an ensuite shower room overlooks the rear garden boasting far reaching views. Two further double bedrooms, a single bedroom and family bathroom with a separate shower can be found.

OUTSIDE

The property is approached from a private no through road and benefits from both front and rear gardens. Parking is available at the front of the property. However, there is off road parking available for up to 3 cars. The detached garage is located to the side of the property and is accessed via the front drive. The westerly facing rear garden is mainly laid to lawn with steps leading to raised



decking ideal for outside entertaining. There is a children's play area with a covered sand pit together with a tree house and a Wendy house. High fencing and mature trees provide a high degree of seclusion.

LOCATION

The property is situated in a quiet private road in the heart of 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 one 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.

The property is conveniently located to access many of the area's highly regarded government and private schools including South Farnham, Edgeborough and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.

SERVICEES

All mains services are connected

LOCAL AUTHORITY

Waverley Borough Council, Godalming

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

