



Bearwood Cottages, The Street, Wrecclesham,
Farnham, Surrey

Price Guide £285,000

Bearwood Cottages, The Street, Wrecclesham, Farnham, Surrey

An immaculately presented cottage style two double bedroom home situated in a quiet cul-de-sac on the South side of Farnham.

To the ground floor there is an entrance hall with stairs to the first floor landing and doors to the kitchen and living room. The kitchen has a range of white units and has an integral oven and gas hob with space for further appliances. The living/dining room has engineered wood flooring and double doors leading out onto the garden.

On the first floor landing there are two double bedrooms with the master bedroom having built in wardrobes and the second bedroom having a built in wardrobe. The master bedroom has fantastic far reaching panoramic views. There is also a fabulous refitted three piece family bathroom suite with tiled walls.

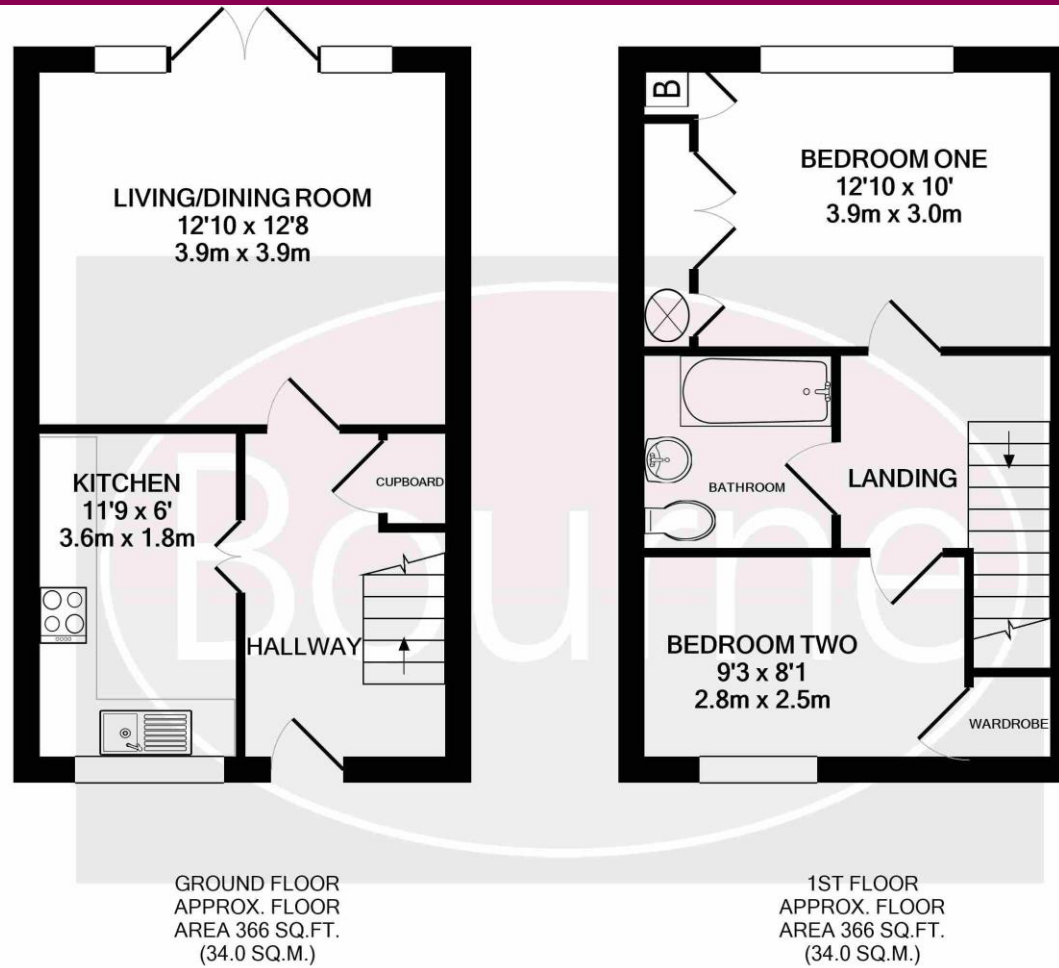
Outside to the rear the garden has been laid with premium artificial grass with a wooden decked area to the rear. There is also a garden shed and the garden is enclosed by panel fencing.

Outside to the front there is dedicated residents parking and visitors parking.

- Two bedrooms
- Entrance
- Kitchen
- Bathroom
- Allocated parking
- Gas central heating
- Private garden
- Far reaching views
- Quiet cul de sac



Floor Plan



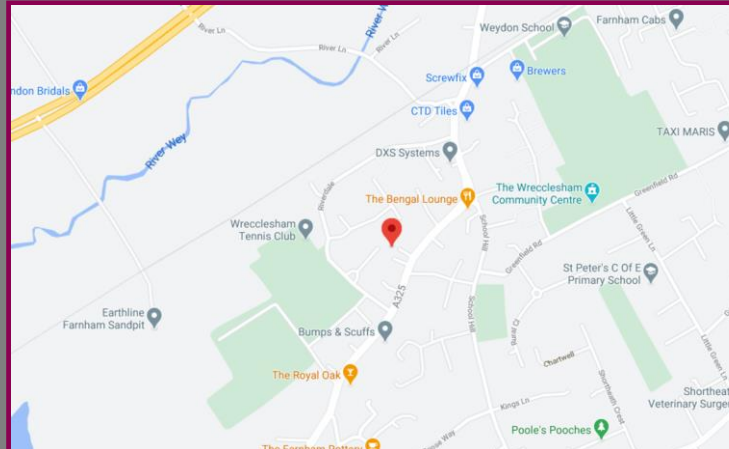
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2020

Location

Bearwood Cottages is a quiet cul de sac within easy reach of many local amenities and close to many popular local schools.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		89
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
		70	
		EU Directive 2002/91/EC	
		England, Scotland & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(92-100)		89
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
		69	
		EU Directive 2002/91/EC	
		England, Scotland & Wales	



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.
 If you require clarification of any points then please contact us especially if you are travelling some distance to view.
 Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

Farnham Office: 29 Downing Street, Farnham, Surrey, GU9 7PD

Sales: 01252 723 383 | **Lettings:** 01252 722 883 | **Web:** www.Bourneestateagents.com

Email: sales@bourneestateagents.com | lettings@bourneestateagents.com