



## Clifton Close, Wrecclesham, Farnham, Surrey

A spacious and extended bungalow in an exclusive private cul-de-sac close to amenities in Boundstone and Wrecclesham, on the south western side of Farnham.

The property has a fabulous open plan kitchen/dining room with separate utility room. The inner hall leads to two double bedrooms, study, shower room and living room. The L shaped living room has sliding doors into the good sized double glazed conservatory.

Outside the private rear garden is enclosed with panel fencing. There is a paved patio area adjoining the property and further decked area. There is a summer house, work shop and log store and side gate access.

Outside to the front there is driveway parking for numerous vehicles.

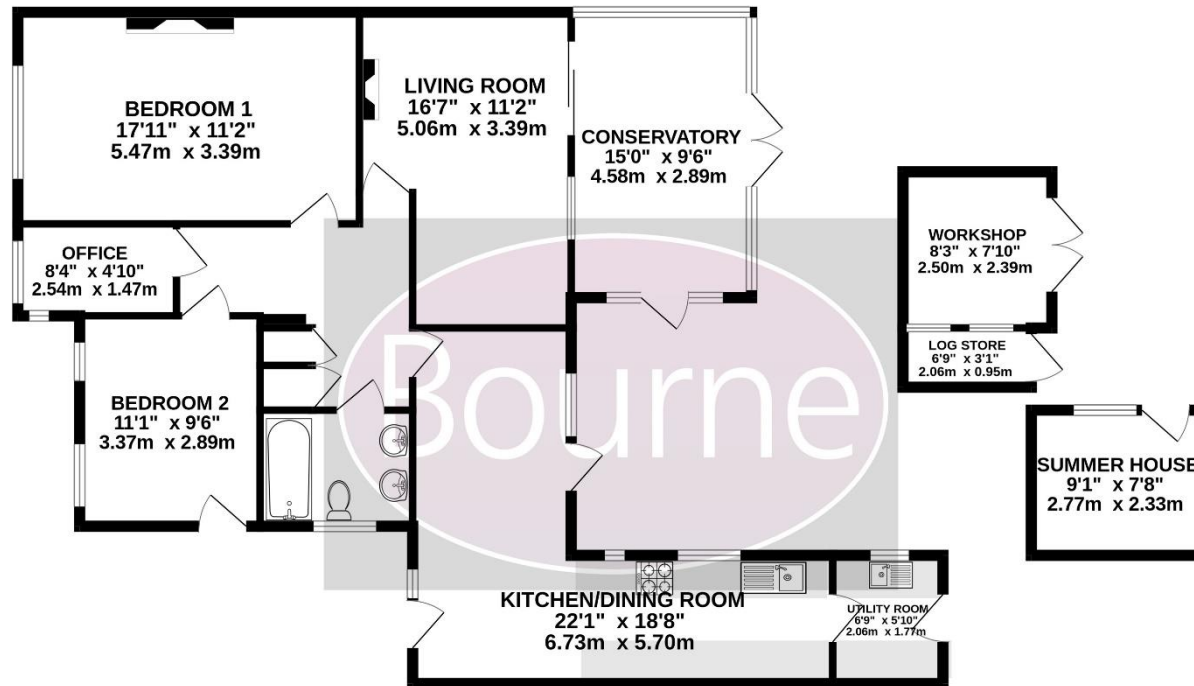
Freehold  
Council tax band E

- Two double bedrooms
- Four reception rooms
- Kitchen/dining room
- Utility room
- Shower room
- Private garden
- Driveway parking
- Double glazing
- Gas central heating



# Floorplan

1136 sq.ft. (105.5 sq.m.) approx.



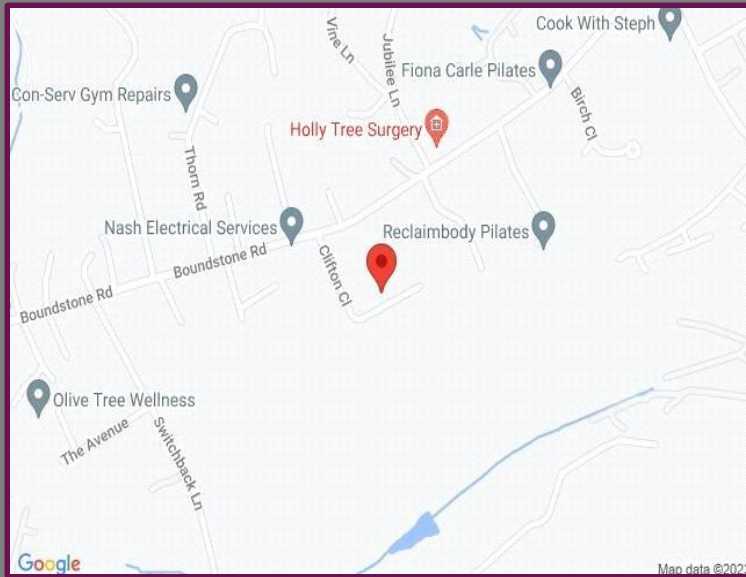
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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# Location

Positioned close to Wrecclesham, Rowledge & also Farnham, the locality is surrounded by an extensive area of some of Surrey's finest countryside, as well as leisure opportunities for walking, riding and country pursuits and a comprehensive range of shopping, cultural, leisure and educational facilities. Farnham's rail station provides access to London in around an hour. There is a doctor's surgery approximately ¼ of a mile away on the Boundstone Road.



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

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...

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