



Grove Close, Wrecclesham, Farnham, Surrey

This exquisite end terrace residence, constructed in 2018, graces the outskirts of Wrecclesham village.

Boasting a spacious and immaculately presented interior, it features a captivating kitchen/dining/family area that overlooks the rear garden. This space is adorned with a splendid array of fitted units, an island unit, and an abundance of integrated appliances. Positioned at the front of the house, an entrance hall welcomes guests alongside a cloakroom/w.c. and a double aspect living room complete with a charming box bay window.

Ascending to the first floor reveals three bedrooms, including a master bedroom with an en-suite shower room, as well as a family bathroom.

The rear garden beckons with a sizable paved patio leading to a lush lawn area, enclosed by wooden panel fencing. Two allocated parking spaces and additional visitor parking space adorn the front of the property. Additionally, the sellers entertained the idea of a loft conversion, creating a spacious double bedroom and en-suite, subject to the necessary consents.

Freehold

Council tax band E

Residents are shareholders of the management company and there is an annual charge of approximately £550 per annum for the upkeep.

- Three Bedroom Home
- Downstairs WC
- Open Plan Kitchen / Dining / Family Room
- Front Aspect Sitting Room
- En Suite Shower Room
- Family Bathroom
- Allocated Parking
- Enclosed Rear Garden
- Popular South Farnham Location

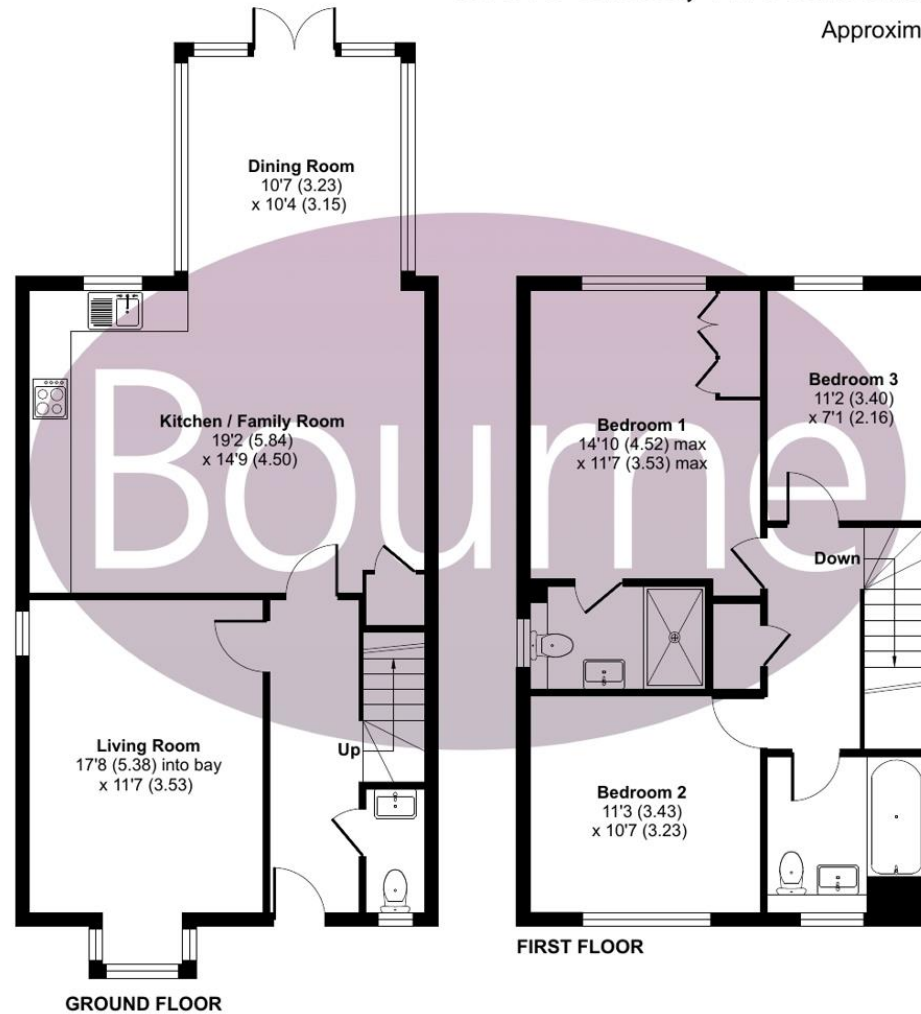


Floorplan

Grove Close, Wrecclesham, Farnham, GU10

Approximate Area = 1283 sq ft / 119.1 sq m

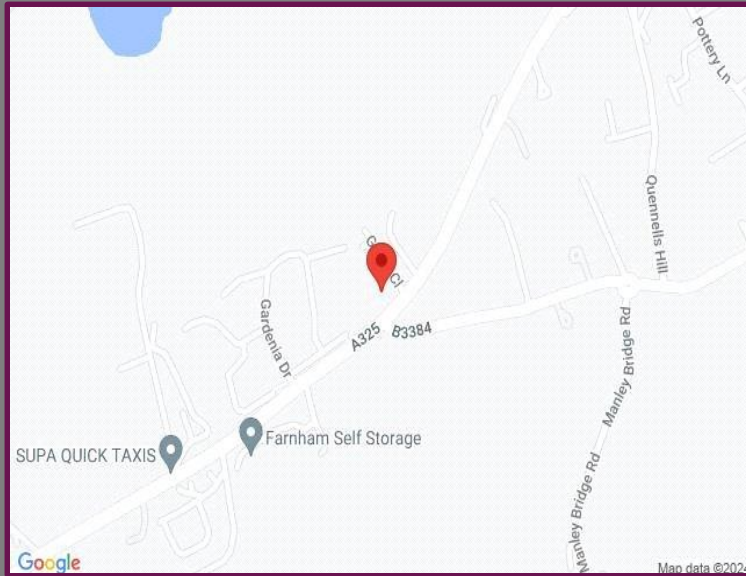
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1116917

Location

Weydon and St Peters schools are within walking distance, as are local shops. Farnham's elegant Georgian town centre and mainline station are a short drive away. The nearby Alice Holt Forest offers beautiful walks, cycling and Go Ape.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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