



Acacia Gardens, Wrecclesham, Farnham, Surrey

A beautifully presented, three bedroom house, in a popular South Farnham location. The house is circa 3 years old and is approximately 1 mile from Weydon School.

To the ground floor, the entrance hall has tiled flooring and leads to the kitchen, living room, understairs storage and cloakroom. The light and dual aspect living room has double glazed French doors to the garden. The dual aspect kitchen/dining room has tiled flooring and a good range of cupboard and drawer units with integral fridge/freezer, washing machine, dish washer and oven and hob.

To the first floor, the open landing leads to all bedrooms and the three piece family bathroom as well as the boiler/airing cupboard. The main bedroom has fitted wardrobes and an ensuite shower room.

The garden is enclosed by fencing and a brick wall, giving a high degree of seclusion. The gardens offers low maintenance with a paved patio and stone and shingle area. There is a garden shed, outside tap and a rear gate leading to the driveway and garage.

Freehold
Council tax band D
Estate Charge : Approx £266 per annum

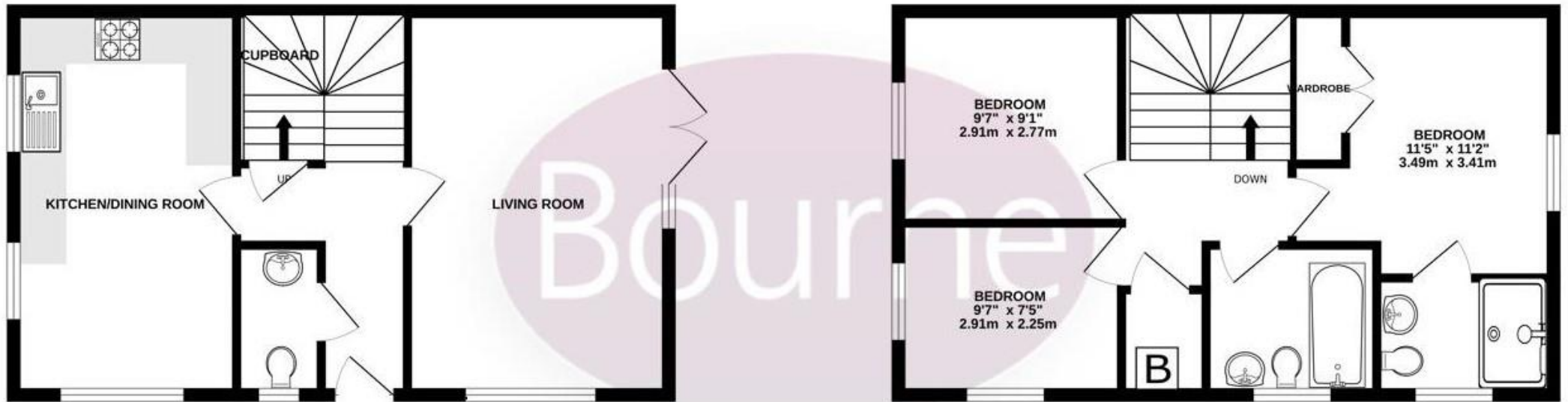
- Three double bedrooms
- Entrance hall
- Living room
- Kitchen/breakfast room
- Cloakroom
- Family bathroom
- Ensuite shower room
- Double glazing
- Gas central heating
- Garage
- Driveway
- No onward chain



Floorplan

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 925 sq.ft. (85.9 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

The property is conveniently placed in the centre of Wrecclesham, being within walking distance of local shops including the Co-Operative store. The property is also approximately 1 mile away from the extremely popular Weydon School. Farnham town centre with its variety of shops, bars, bistros and restaurants is within 1.5 miles and also offers a main line station with services to Waterloo in under the hour. The town is also undergoing an exciting building programme, Brightwells Yard, which will include a new shopping centre, eateries and socialising areas. The A31 is just over 0.5 mile from the property giving access to the M3, A331 and A3. The area is surrounded by many miles of open countryside including Alice Holt Forest with access approximately 1 mile away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(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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