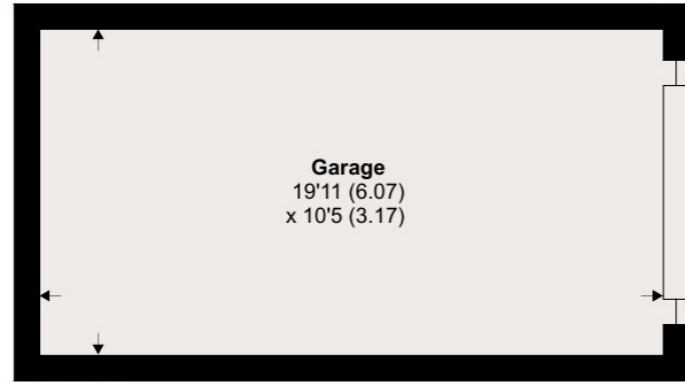
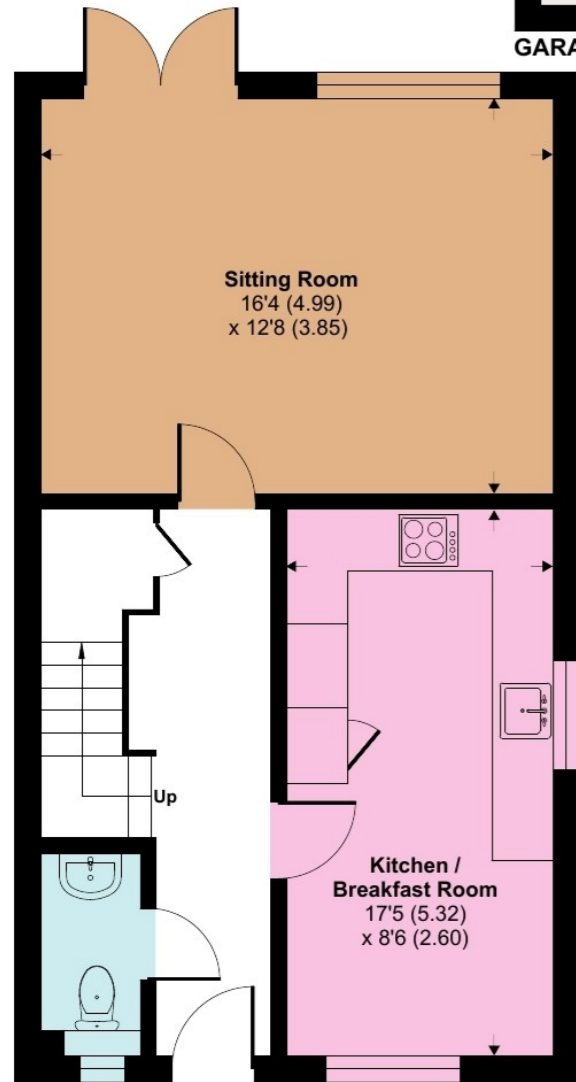


Gardenia Drive, Wrecclesham, Farnham, GU10

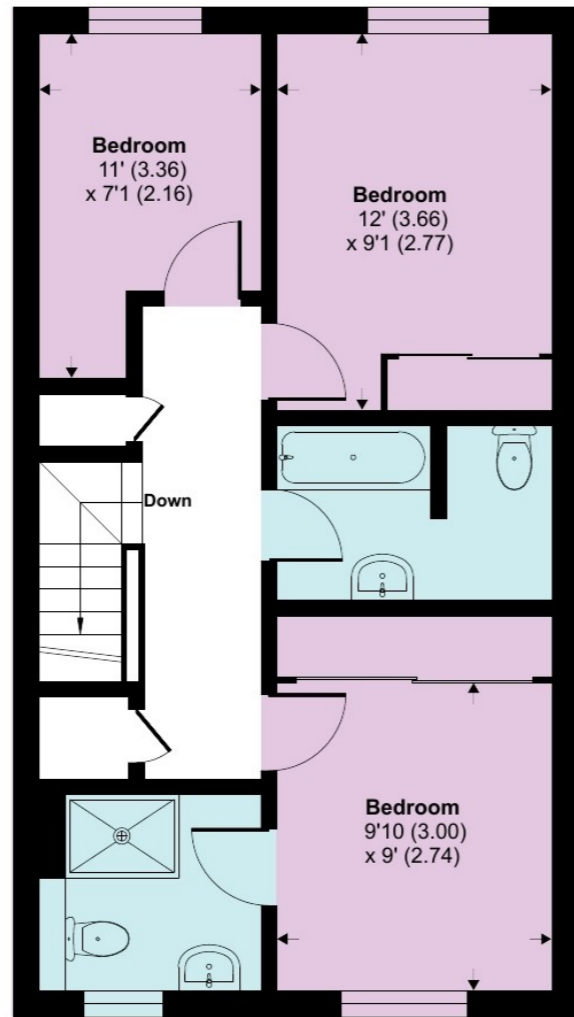
Approximate Area = 1002 sq ft / 93 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1209 sq ft / 112.2 sq m
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



GARDENIA DRIVE, WRECCLESHAM, FARNHAM, SURREY, GU10

Guide Price £549,950

Well presented home within close proximity to Farnham.

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

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Winkworth



ACCOMMODATION

- Modern kitchen/breakfast room with integrated appliances
- Spacious sitting/dining room
- Principal bedroom with en suite
- Two further good size bedrooms and family bathroom
- Level rear garden
- Garage and driveway parking
- Built in 2019 with the remaining balance of the Premier Guarantee
- Within close proximity to Farnham

DESCRIPTION

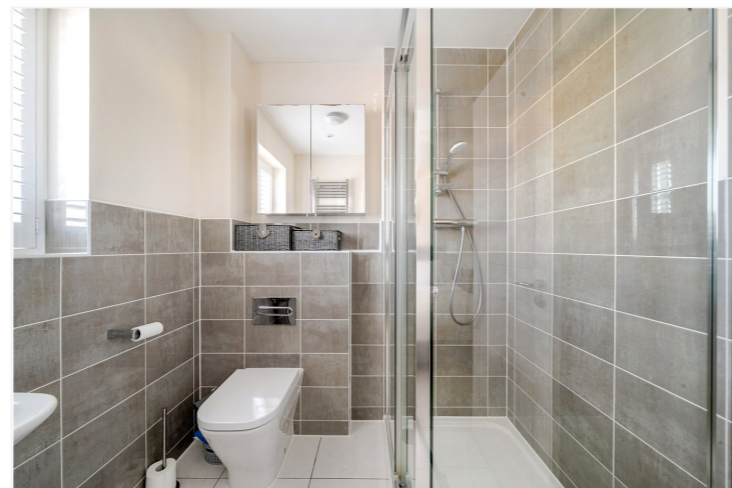
Built by Bewley Homes in 2019, this modern link detached home is well presented throughout and offers no onward chain.

The ground floor comprises inviting entrance hallway, fully integrated modern kitchen/breakfast room with seating area, open plan sitting room with dining area and French doors to rear, downstairs cloakroom, understairs storage.

The first floor offers a principal bedroom with built in wardrobe and en suite shower room, a further double bedroom, single bedroom with built in wardrobe, family bathroom, airing cupboard and storage cupboard.

Outside the level rear garden is primarily laid to lawn and offers the next homeowner somewhat of a blank canvas; there are two large patios areas. A rear gate offers access to the detached single garage, which is equipped with power, lighting, an electric car charging point and there is a driveway with space for two vehicles.

Estate Management Charge: £270 per annum.



LOCATION

Gardenia Drive is set within a desirable residential location which lies just to the south western fringe of Farnham and on the edge of the village of Wrecclesham. Set in a conservation area, there is a nearby recreation park with tennis, cricket and football clubs & extensive walks along the water meadow.

The property is within about a quarter of a mile or so of a good range of local shops and every day facilities. Farnham town centre is within approximately 2.2 miles providing a wide and varied range of shopping educational and cultural facilities including the Maltings Art Centre and Sports Centre. There are extremely popular state and private schools for all age groups nearby, which perform to the highest standard. 'Outstanding' rated schools include Weydon and South Farnham. Farnham has a mainline station providing trains to London Waterloo within the hour and good vehicle access from here to the A3 at Guildford and the M3 to the north near Odiham giving access to the national motorway network. There is also easy access from here to wide expanses of countryside, National Trust land and the Alice Holt Forest providing excellent opportunities for walking, riding and country pursuits in this lovely location.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band D

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. Carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		