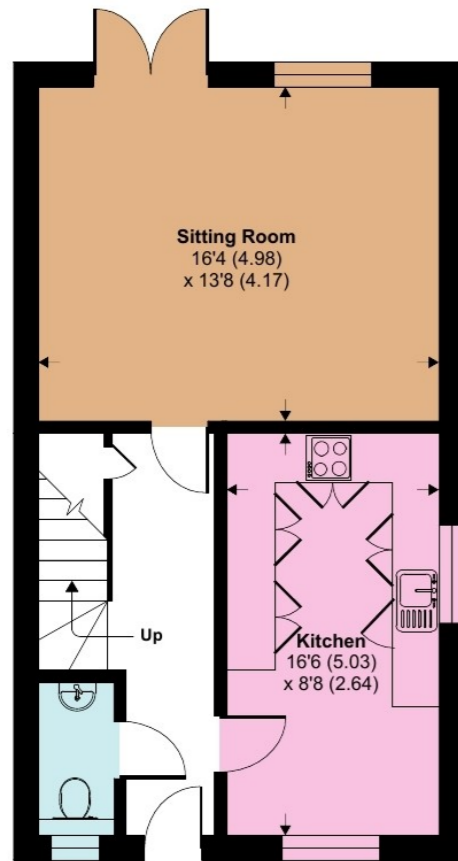
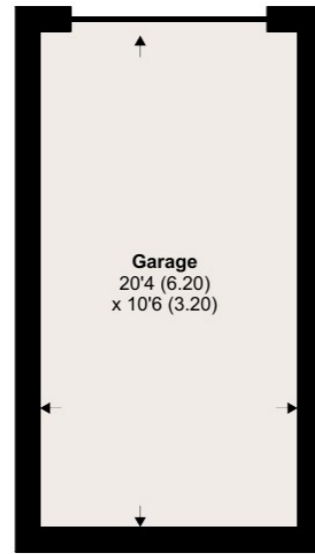


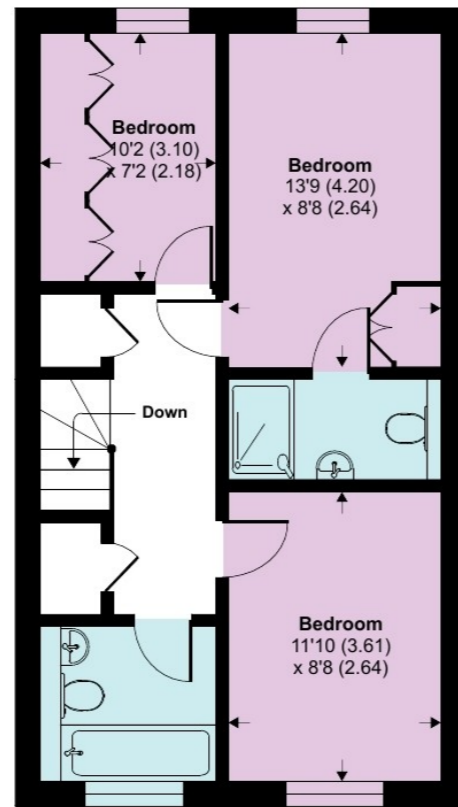
Gardenia Drive, Wrecclesham, Farnham, GU10

Approximate Area = 1000 sq ft / 92.9 sq m
Garage = 213 sq ft / 19.8 sq m
Total = 1213 sq ft / 112.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARDENIA DRIVE, WRECCLESHAM, FARNHAM, SURREY, GU10

Guide Price £575,000

Immaculately presented home within close proximity to Farnham.

Tel 01252 733042
Email Farnham@winkworth.co.uk
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Winkworth



ACCOMMODATION

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

DESCRIPTION

Built by Bewley Homes in 2019, this modern home is immaculately presented throughout and offers turnkey living.

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 rear garden has been landscaped by the current owners and is stocked with a selection of shrubs and flowers. The garden is mainly laid to Trulawn Supreme Artificial Grass and there are two large patio areas and access to the single garage. To the front there is a pretty front garden, fully enclosed with hedging, and tarmac driveway with parking 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(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	