



11 Wrecclesham Hill, Wrecclesham

£650,000 Freehold

EXCELLENT ORDER • DETACHED FAMILY HOME • DOUBLE GARAGE PLENTY OF OFF ROAD PARKING • DOWNSTAIRS CLOAKROOM • FAMILY BATHROOM • CLOSE TO EXCELLENT SCHOOLS • SCOPE TO EXTEND STPP



Stunning 4 bed detached house in sought-after location. Spacious living room with fireplace, modern kitchen/dining area. Four generous bedrooms, master with en-suite. Double garage, off-road parking. Close to schools and amenities. Stylish and convenient. Early viewing recommended.

Council Tax band: F

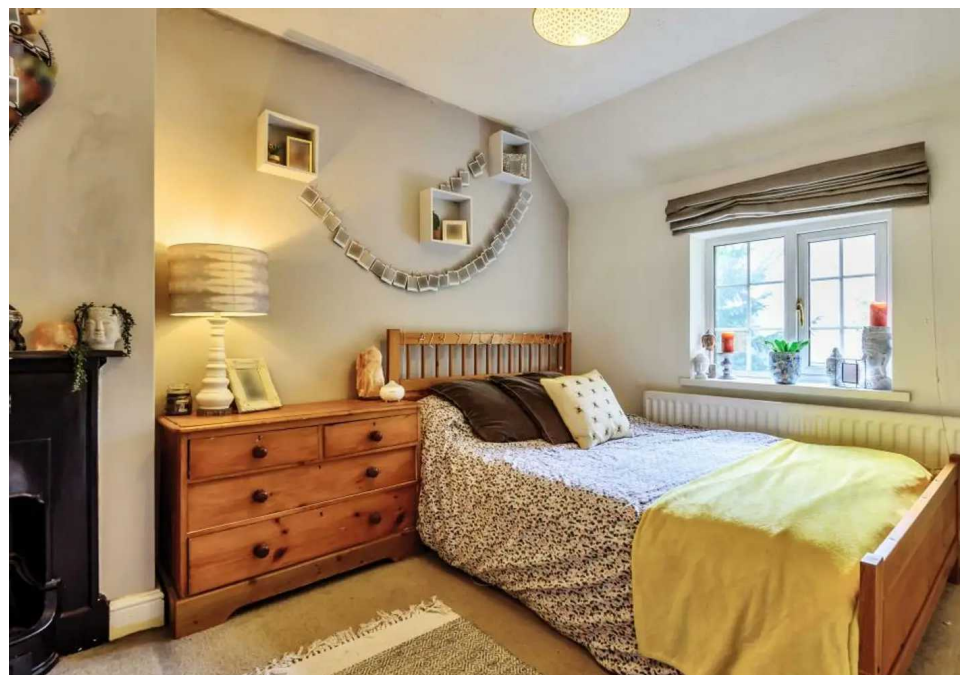
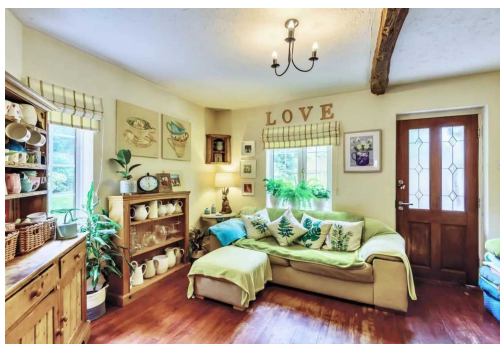
Tenure: Freehold

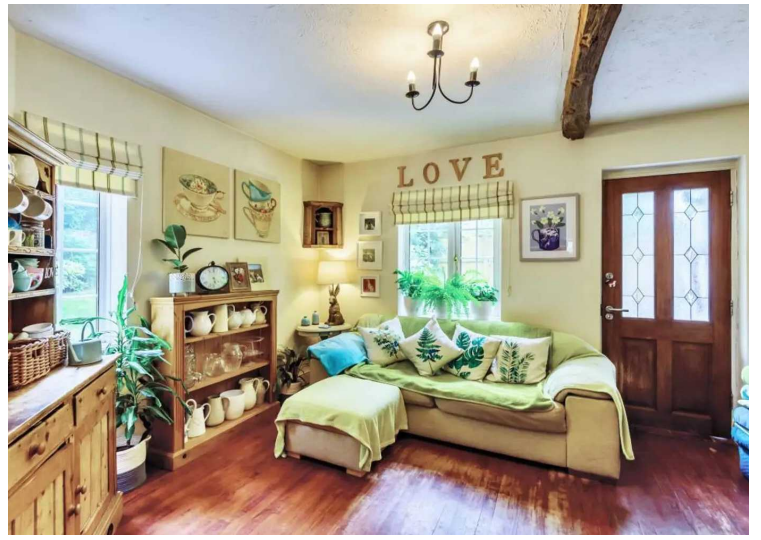
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



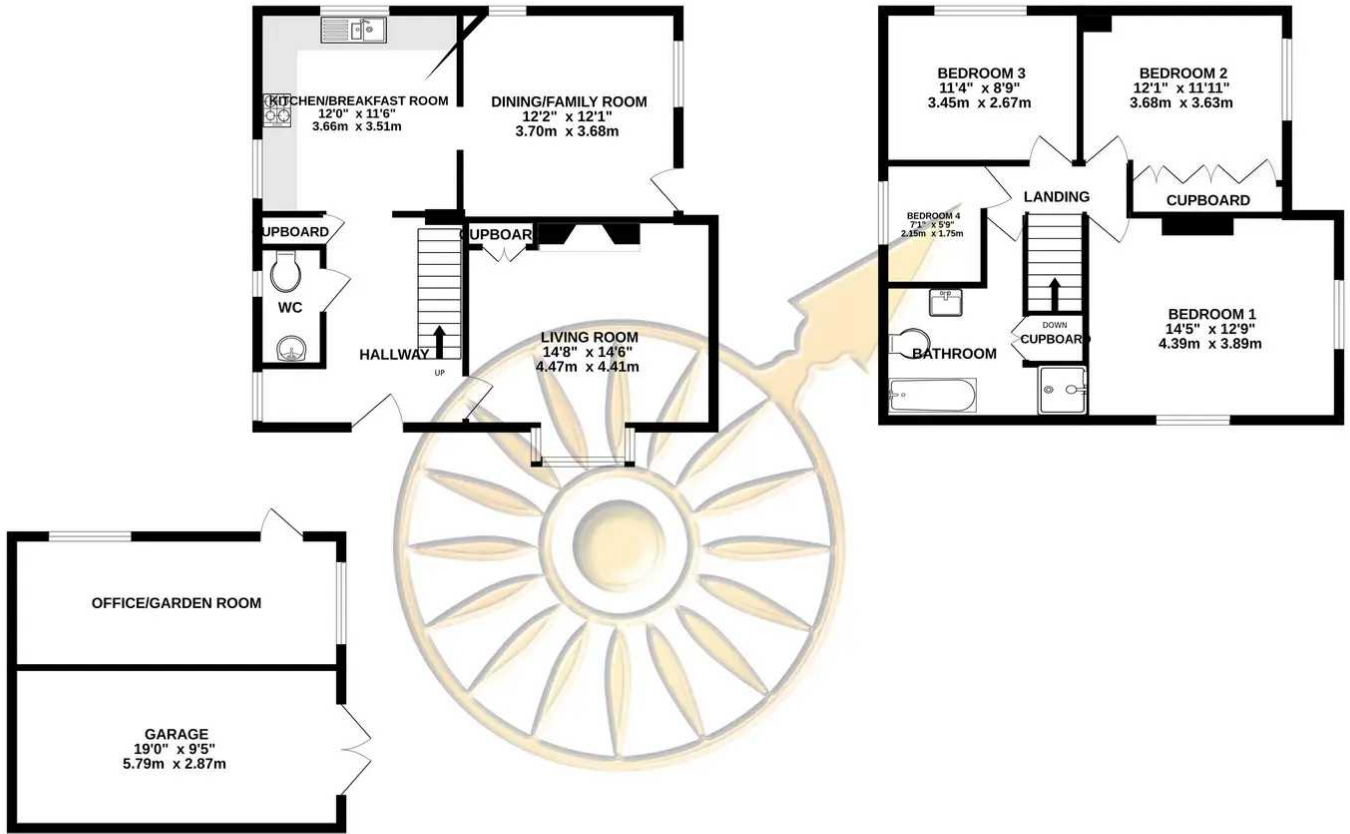
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GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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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