



## 51 The Street

Wrecclesham, Farnham, GU10 4QS

A well presented 3 bedroom detached family house with a large garden situated in an elevated position enjoying views. The property is close to local shops, the recreation ground and highly regarded schools.

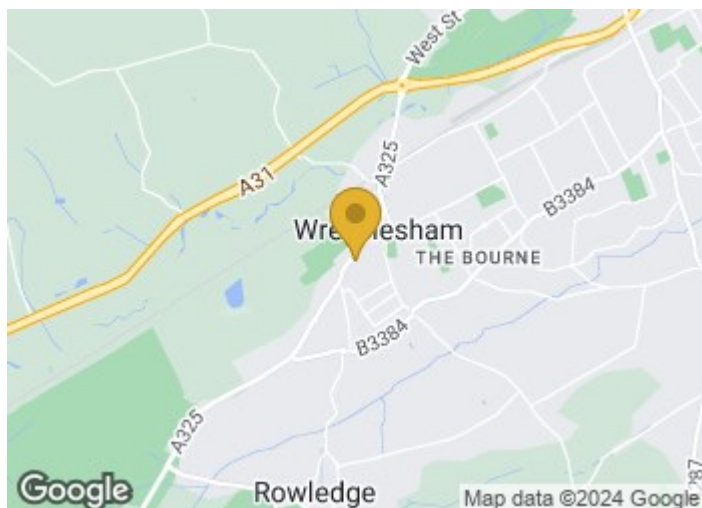
**Price Guide £500,000**

# 51 The Street

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- Entrance hall
- Kitchen
- Views to the front
- Elevated position
- Sitting room
- 3 bedrooms
- Large garden
- Dining room
- Bathroom
- Close to good schools and local amenities



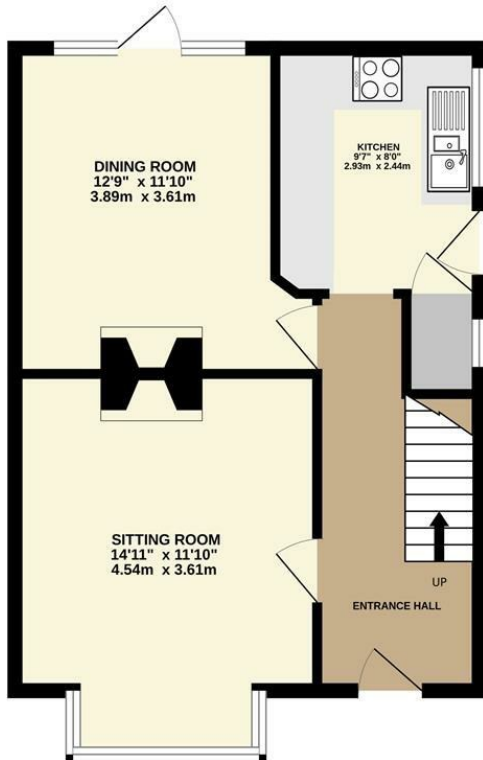
[Directions](#)



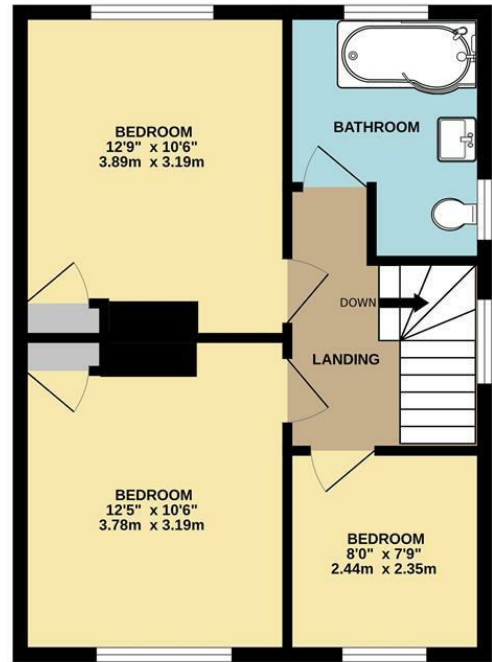


# Floor Plan

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



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (82 plus)		Very environmentally friendly - lower CO <sub>2</sub> emissions A (82 plus)	
B (61-81)		B (81-81)	
C (55-60)		C (69-80)	
D (35-54)		D (55-68)	
E (29-34)		E (39-54)	
F (21-28)		F (21-28)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC