

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 £475,000

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

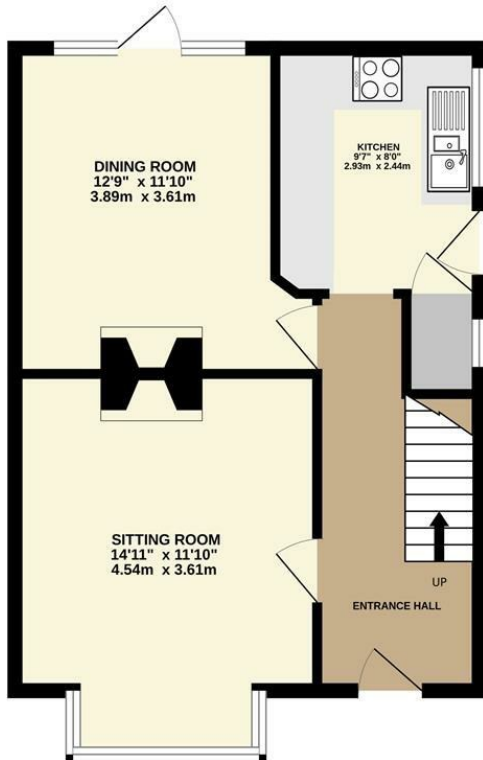


[Directions](#)

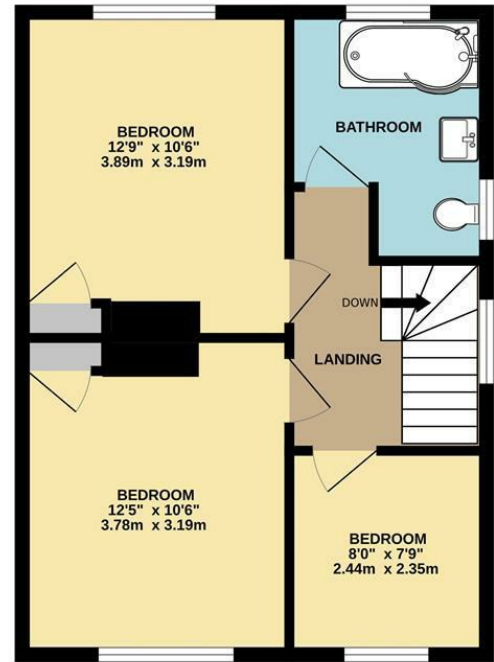


Floor Plan

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (82 plus)		Very environmentally friendly - lower CO ₂ emissions A (82 plus)	
B (69-81)		B (69-81)	
C (55-68)		C (55-68)	
D (39-54)		D (39-54)	
E (21-38)		E (21-38)	
F (11-20)		F (11-20)	
Not energy efficient - higher running costs G		Not environmentally friendly - higher CO ₂ emissions G	
61	76		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC