



GARDENIA DRIVE WRECCLESHAM GU10
£2,500 PER MONTH AVAILABLE 26/07/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Gardenia Drive Wrecclesham GU10

£2,500 Per Month
Unfurnished

 **3 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Three Bedrooms, - Kitchen/Diner, - Study,
- Garden, - Garage, - Council Tax Band D, -
Reception Room, - Ensuite

Council Tax

Council Tax Band D

Hamptons

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{ A THREE BEDROOM HOUSE IN A POPULAR WRECCLESHAM LOCATION

The Property

This delightful 3 bedroom semi-detached house is perfect for families or professionals seeking a comfortable and stylish living space. The ground floor boasts a large, light-filled living room with ample space for relaxation and entertainment. The living room has patio doors leading out to the rear garden and terrace area. The ground floor also has a well-appointed kitchen with plenty of storage space, and integrated appliances, making meal preparation a pleasure. Upstairs, the principle bedroom is generously sized with built-in wardrobes and large windows, and ensuite bathroom offering plenty of natural light. The second bedroom is also spacious, ideal for guests or children. The third bedroom can serve as a cosy children's room, guest room, or home office. A modern family bathroom equipped with a bathtub, shower, washbasin, and toilet. The house also benefits from a study on the ground floor and a good sized garage and off-street parking.



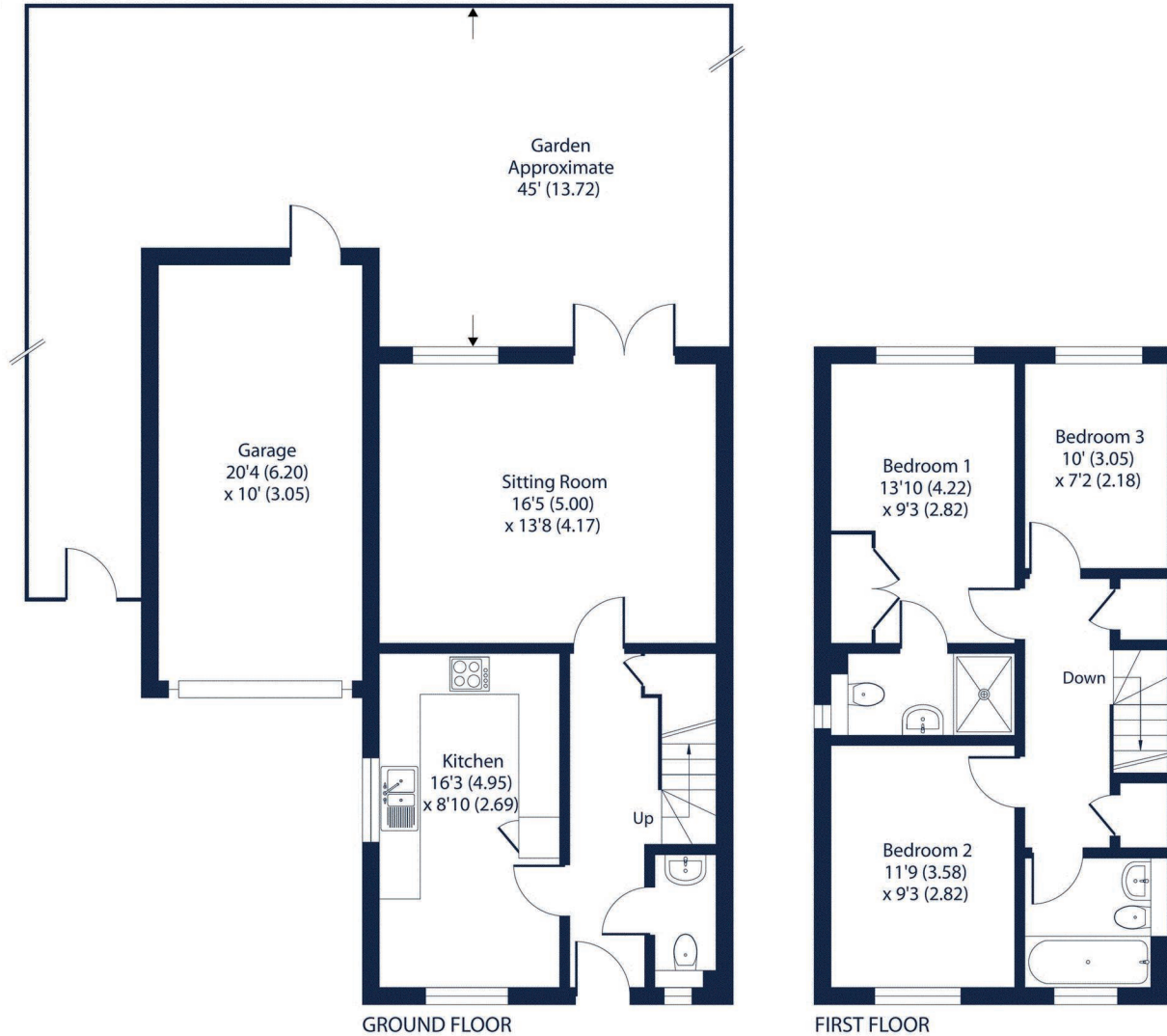
Gardenia Drive, Wrecclesham, Farnham, GU10

Approximate Area = 1006 sq ft / 93.4 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1209 sq ft / 112.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamptons. REF: 1146631

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 95-100 | A | | 95 |
| 81-94 | B | 84 | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 22-38 | F | | |
| 1-21 | G | | |

For more information, visit www.gov.uk/government/organisations/energy-efficiency-rating

England & Wales EU Directive 2002/91/EC

