



**Gardenia Drive, Wrecclesham,
Farnham**

0550 000


MARTIN&CO

Gardenia Drive, Wrecclesham,

- Three-bedroom semi-detached home in Wrecclesham, Farnham
- Spacious living area and modern kitchen/diner
- Two bathrooms for added convenience
- Garage and driveway parking for two cars
- Quiet location close to amenities and transport links

A modern three-bedroom semi-detached family home in sought-after Wrecclesham, featuring a spacious living area, kitchen/diner, and two bathrooms. It also benefits from a garage and driveway parking for two vehicles. Ideally located in a peaceful neighbourhood with excellent amenities and transport links.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Gardenia Drive, Wrecclesham, Farnham, GU10

Approximate Area = 1002 sq ft / 93 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1209 sq ft / 112.2 sq m
For identification only - Not to scale



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