



## 22 The Street Wrecclesham

Farnham, GU10 4PR

£340,000

This charming and deceptively spacious two-bedroom character cottage is situated on the sought after south side of Farnham and benefits from off road parking for up to three vehicles, along with a generous, beautifully maintained rear garden.

The ground floor offers a spacious open-plan living and dining area, leading through to a well appointed kitchen and a modern downstairs shower room.

On the first floor are two good sized double bedrooms, both providing ample space. The property would make an excellent first time purchase or buy to let investment, thanks to its convenient location within walking distance of Farnham town centre and the mainline train station. It also enjoys easy access to local amenities, independent cafes and falls within the catchment area of highly regarded schools.

A shared side access leads to a parking area at the rear of the property, where there is space for three vehicles positioned between the cottage and its private garden. The garden is a particular feature of the home, offering a substantial lawned area, a pathway, and a patio at the far end that enjoys plenty of sunshine throughout the day. In addition, there is a large timber outbuilding with a tiled roof, which could lend itself to use as a home office, studio, or hobby space, subject to any necessary consents.

- Two bedrooms
- Terraced house
- Recently redecorated
- Off street parking
- Rear garden
- Large chalet shed
- Modern bathroom
- Modern kitchen
- Council tax band C
- Epc rating C (70)

### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



2



1



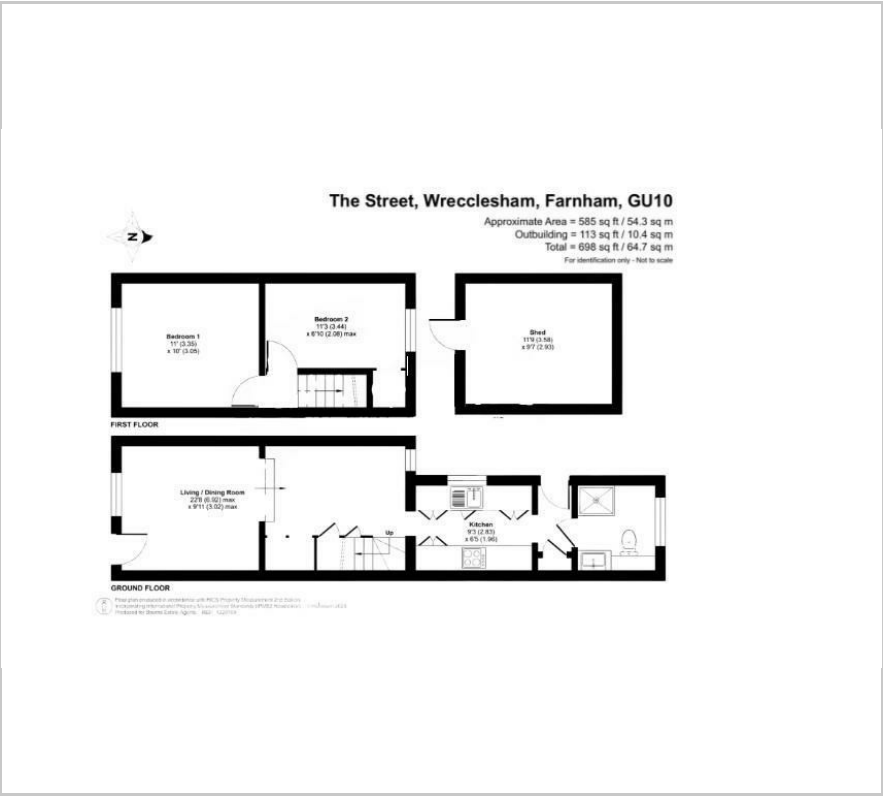
1



C



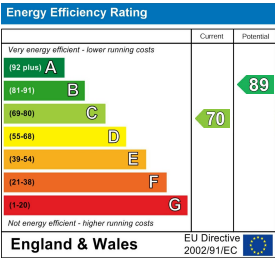
Floor Plan



Area Map



Energy Efficiency Graph



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.