

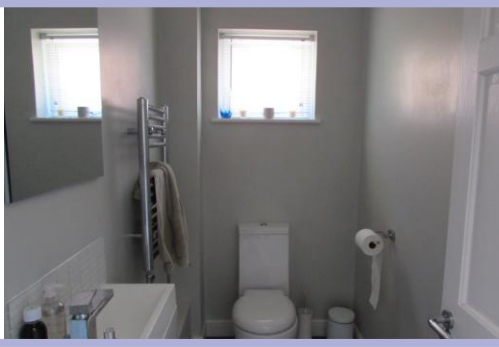
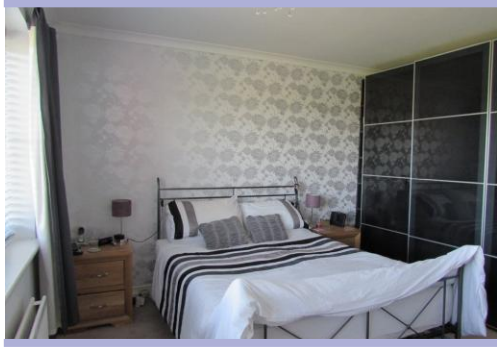


## The Street, Wrecclesham, GU10 4QS A Superb 4 Bedroom Detached Family Home

Rent: £2,250 pcm\*  
plus tenant fees

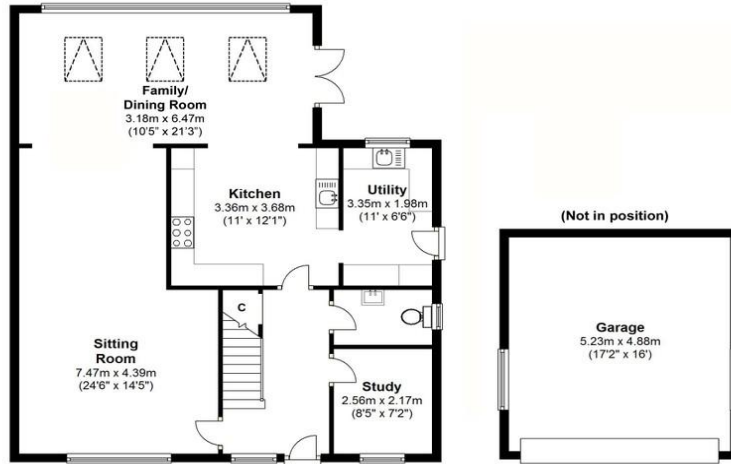
Hallway; Study Room; Modern Fitted Kitchen with Range Master Gas Hob and Electric Oven and Dishwasher, Fridge/Freezer; Utility room with washing machine and tumble dryer; Open plan Dining Area with door leading to Patio/Garden; Sitting room with Wood Burning Stove; Separate WC; Master Bedroom with an en suite Shower Room and Fitted Wardrobes; Further Three Bedrooms; Family Bathroom with a Shower over the Bath; Patio; Garden mainly laid to Lawn. Single Garage; Driveway Parking for Several Cars.

Next Available: 2<sup>nd</sup> January 2019



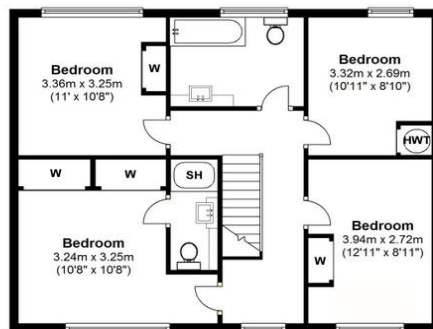
### Ground Floor

Approx. 86.3 sq. metres (929.1 sq. feet)



### First Floor

Approx. 64.4 sq. metres (693.6 sq. feet)



House area: approx. 150.7 sq. metres (1622.6 sq. feet)  
 Garage area: approx. 25.5 sq. metres (274.5 sq. feet)  
 Total area: approx. 176.2 sq. metres (1896.6 sq. feet)

Directions: Follow the A31 to the roundabout turn left to Wreccelsham, at the mini roundabout turn right, just before the Royal Oak pub turn left and follow the drive around to your left. The property will be found at the end of the driveway.

Council Tax Band: E

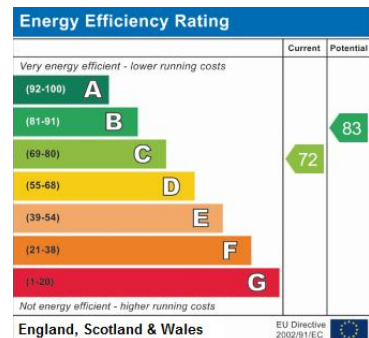
### Contact Details

5 Borelli Yard  
 Farnham  
 Surrey  
 GU9 7NU

www.southernproperties.info  
 lettings@southernproperties.info

01252 724438

\* For more information about our fees on renting this property and how they are calculated please refer to our Tenants Terms and Conditions which can be found at [www.southernproperties.info](http://www.southernproperties.info) or call us on 01252 724438.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.