



51 Riverdale Farnham Surrey

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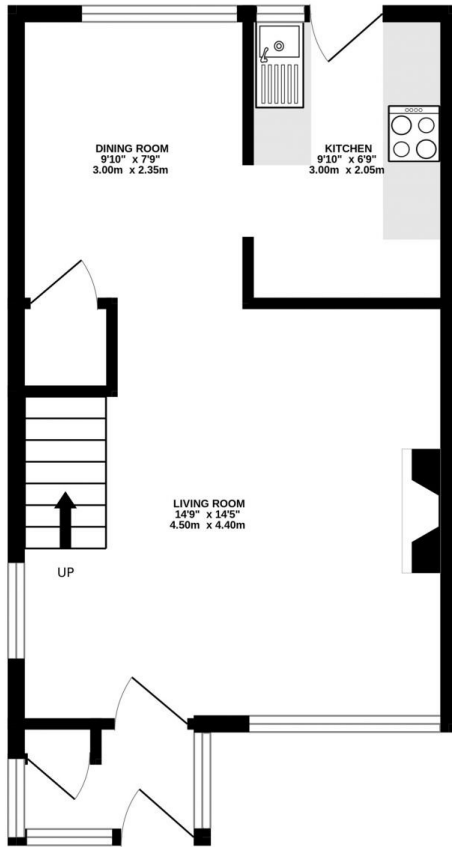
An end of terrace home, occupying a generous corner plot, within a short walk of Weydon and St Peters Schools. Planning permission has been granted for a substantial two storey extension. Details and plans can be viewed at <http://planning360.waverley.gov.uk/planning> using reference WA/2022/02377 The current accommodation comprises an entrance porch, living room, dining room, kitchen, three bedrooms and a family bathroom. Further benefits include double glazing, gas central heating, garage and a parking space. All mains services are available and the water supply is not metered. Ultrafast broadband is available in this area mobile signal is likely but buyers should conduct their own onsite checks. Local shops are nearby and Farnham's elegant Georgian town centre and mainline station are only approximately 1.5 miles away.

Price : Price Guide £399,950
EPC EER : 58
EPC EER Potential : 84
View : <https://www.keatsfearn.co.uk/sale/surrey/wrecclesham/farnham/residential/end-of-terrace/8044396>

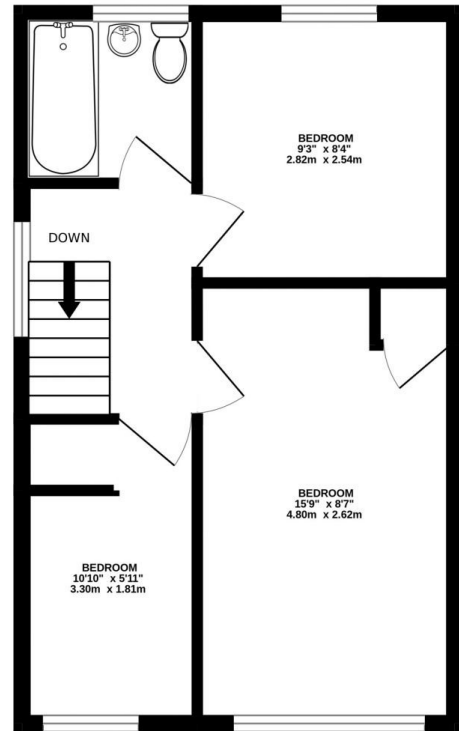


Derek Parsons
01252 718018

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.3 sq.m.) approx.

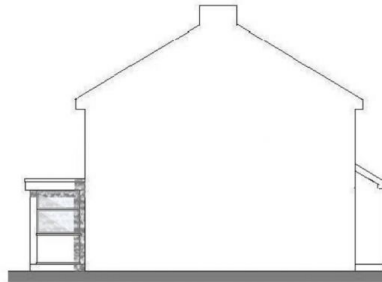
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- Should Any Conflict Between Details And Measurements On This Drawing Or On Other Drawings, Then Survey Building Services Should Be Referenced Prior To Construction On Site
- Until Full Approval Of Both Planning And Building Regulations (And Any Other Approval Applicable) Has Been Granted From The Relevant Authorities, It Should Be Understood That All Drawings Are Preliminary And Are Not For Construction. Should Work Commence Prior To Such Approval, Being Granted It Is Entirely At His Or Her Own Risk
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PROPOSED ELEVATIONS 1 : 100



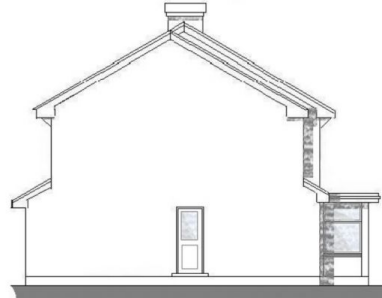
REAR ELEVATION



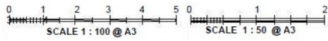
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SBS Surrey Building Services Architectural & Building Consultants James Templeman: 0779343333 Email: surreybuilding@services@gmail.com	Client No. 11158	No. 03	Revision P	Address 51 Rowdale Wrecclesham Surrey GU10 4PU	Scale 1:100 1:50	Paper Size A3
	Client Name: Andrew McWhirter			Proposal PROPOSED TWO STOREY SIDE EXTENSION		

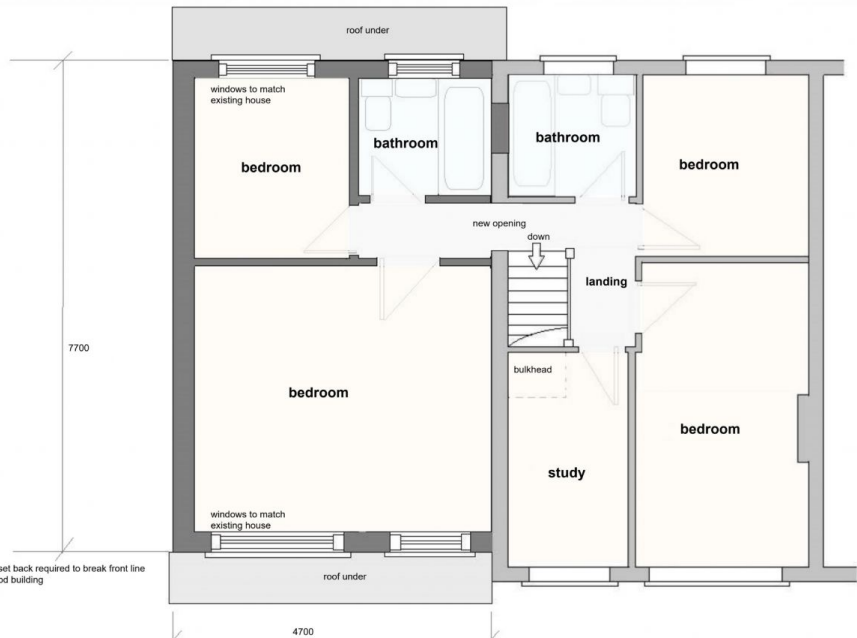
Paper Size : A3



front view

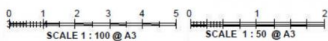


rear view



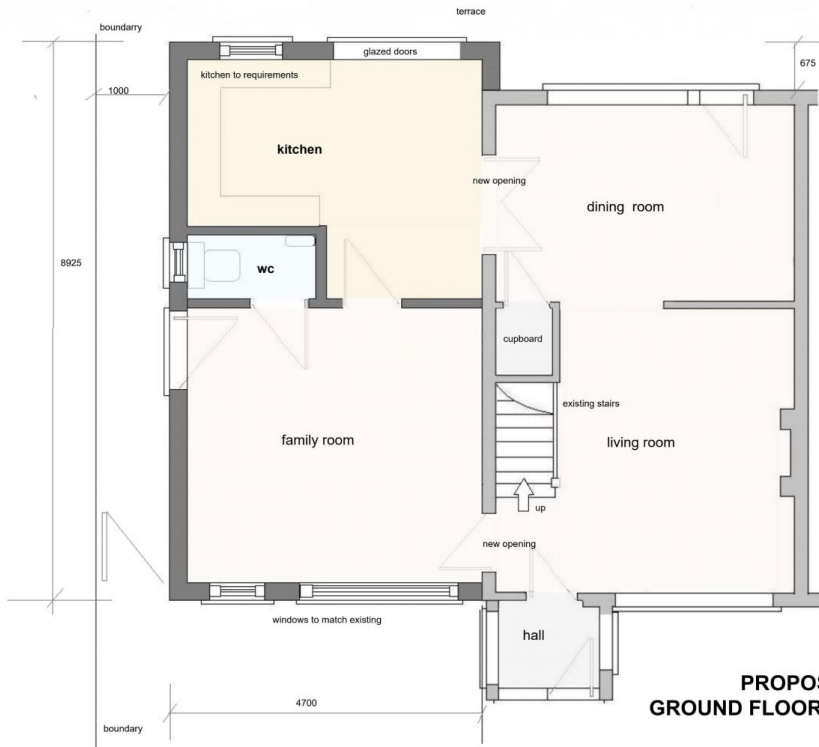
proposed first floor plan 1 : 50

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	Client Name: Andrew McWhirter						

Paper Size : A3



side view

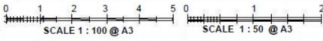


side garden view



side view

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Client No.	No.	Revision
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Proposal
PROPOSED TWO STOREY SIDE
EXTENSION

Scale 1:100 1:50

Paper Size A3

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