

warren 
powell-richards

9 Fir Tree Avenue | £610,000

Haslemere | Surrey | GU27 1PL



9 Fir Tree Avenue
Haslemere, Surrey, GU27 1PL

£610,000 Freehold

- | | |
|------------------------------------|------------|
| • Haslemere town centre | 1.9 miles |
| • Haslemere mainline train station | 1.4 miles |
| • Guildford | 15.9 miles |
| • A3 | 2.2 miles |
| • M25 | 23.5 miles |

A substantial 4 bedroom family house in a peaceful residential cul-de-sac with exceptional accommodation

- Wonderful open plan sitting room / dining room / kitchen
- Sitting room with marble fireplace
- Study with views to front (Bedroom 5)
- Ground floor shower room
- Utility room
- 4 Bedrooms
- Family bathroom
- Gas central heating and double glazing
- Fitted and presented to a high standard
- Parking for 2-3 cars
- Large private garden with outbuildings

DESCRIPTION

A much loved family home which has been beautifully maintained, improved and enlarged to provide exceptional ground floor accommodation. The property is set in a quiet location on the edge of town and is within a walk of Woolmer Hill School.



LOCATION

Haslemere town provides a comprehensive range of amenities including shopping facilities, schools for all ages (both state and private), and a mainline station providing a frequent service to London Waterloo in under the hour. The countryside surrounding Haslemere is well known for its outstanding natural beauty, with opportunities for walking and riding including Blackdown and the Devil's Punch Bowl. The coast is c. 25 miles to the south, whilst there are a number of local golf courses, together with polo at Cowdray Park and racing at Goodwood.

DIRECTIONS

From our Haslemere office on the High Street proceed west onto Lower Street and through Wey Hill. After the petrol station take the 2nd left into Liphook Road, straight through the traffic lights, and turn 3rd right into Critchmere Lane. Take the 1st left into Border Road, 1st right into Pitfold Avenue, 1st left into Oak Tree Lane, then 1st right into Fir Tree Avenue.

COUNCIL TAX

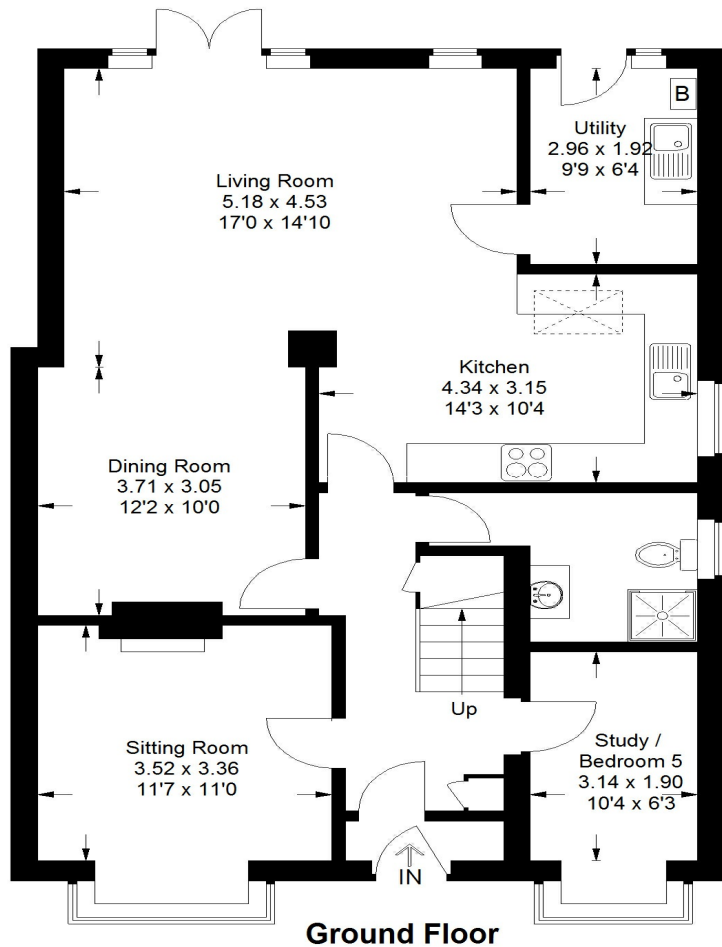
Waverley Borough Council Tax Band E

(Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

Gas heating and mains services



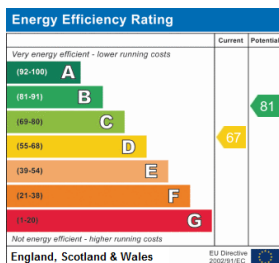
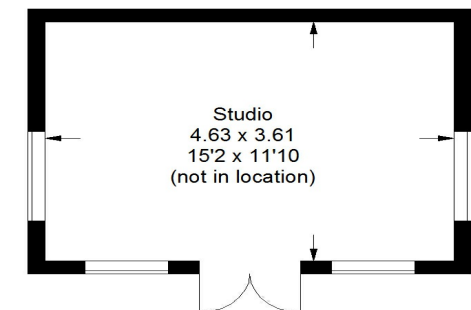
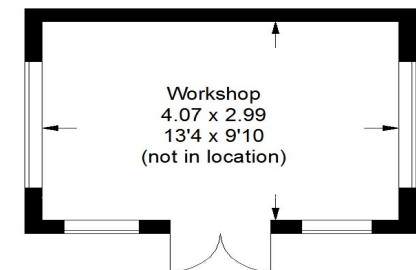
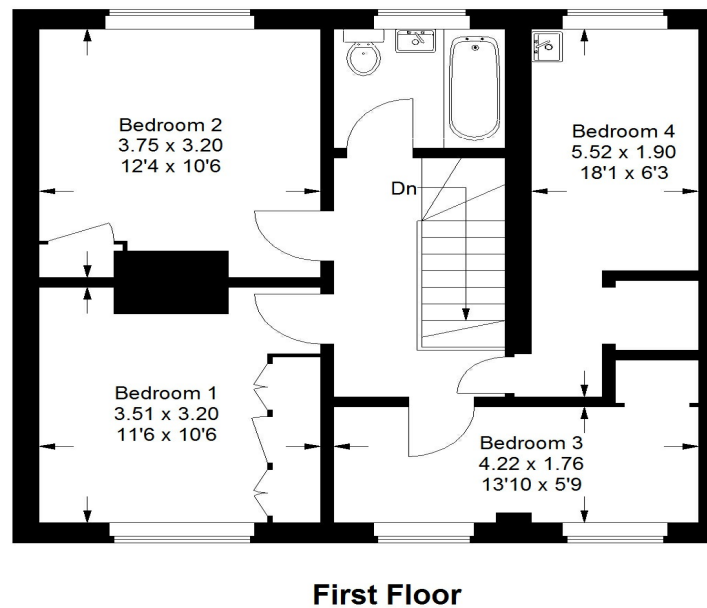


Fir Tree Avenue

Approximate Gross Internal Area
 Ground Floor = 90.8 sq m / 977 sq ft
 First Floor = 55.9 sq m / 602 sq ft
 Studio = 16.7 sq m / 180 sq ft
 Workshop = 12.1 sq m / 130 sq ft
 Total = 175.5 sq m / 1889 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere •

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