

warren
powell-richards

22 Glen Court | £435,000

Beacon Hill | Surrey | GU26 6QT



22 Glen Court

Glen Close, Beacon Hill, Hindhead, Surrey, GU26 6QT

£435,000 Freehold

Excellent presented three bedroom semi detached modern family house which has been much improved and extended by the current owners. Situated in a quiet tucked away position with enclosed gardens and driveway parking.

- Situated at the end of a no through road
- Driveway parking to the front of the house
- Garage offering excellent storage
- Front door opening into hallway with cloakroom
- Front aspect sitting room and rear aspect study/family room with engineered wood flooring
- Modern fitted kitchen with plenty of storage, granite work surfaces, integrated oven with a 5 ring gas hob and dishwasher. Travertine tiled flooring which extends into a superb breakfast/dining room with part vaulted ceiling and under floor heating. There is further storage in addition to an island unit and space for an American fridge freezer. This room over looks the garden with numerous windows and a glazed roof creating a light and inviting space
- Rear aspect master bedroom with built in wardrobes
- Two further bedrooms both with storage
- Modern family bathroom with shower over bath
- Private enclosed rear garden with patio adjacent to the house, a lawn and lower lawn area laid with year round friendly astroturf. To the end are two garden sheds and a Summerhouse which has a heater meaning it can be used all year round, and is currently enjoyed as a den/music room



LOCATION

Beacon Hill is a small, charming Surrey village surrounded by National Trust Land at The Golden Valley and The Devils Punchbowl. It has a number of useful local shops, restaurants and primary school. The neighbouring village of Grayshott offers a greater range of shops and services. There is easy access onto the A3 providing fast road links to London and the South Coast. Haslemere and Farnham are both within close proximity offering fast rail links into London, and a more extensive range of shops, restaurants, leisure facilities and other services. Close by, there are several Golf Courses, many acres of National Trust lands, ideal for walking and riding and sailing at Frensham Pond.

DIRECTIONS

From the double roundabout in the centre of Hindhead take the A287 towards Churt and Farnham. As you come into Beacon Hill (by the parade of shops) turn right into Beacon Hill Road. Turn into the 2nd road on the left, Glen Road. At the T-junction turn left onto Glen Close. Follow the road to the end and around the right hand bend. No 22 can be found at the very end of the road

COUNCIL TAX

Waverley Borough Council/Surrey County Council.
Council Tax Band D i=i=improvement indicator (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

All mains services. New combi boiler installed in 2018. Double glazed throughout.



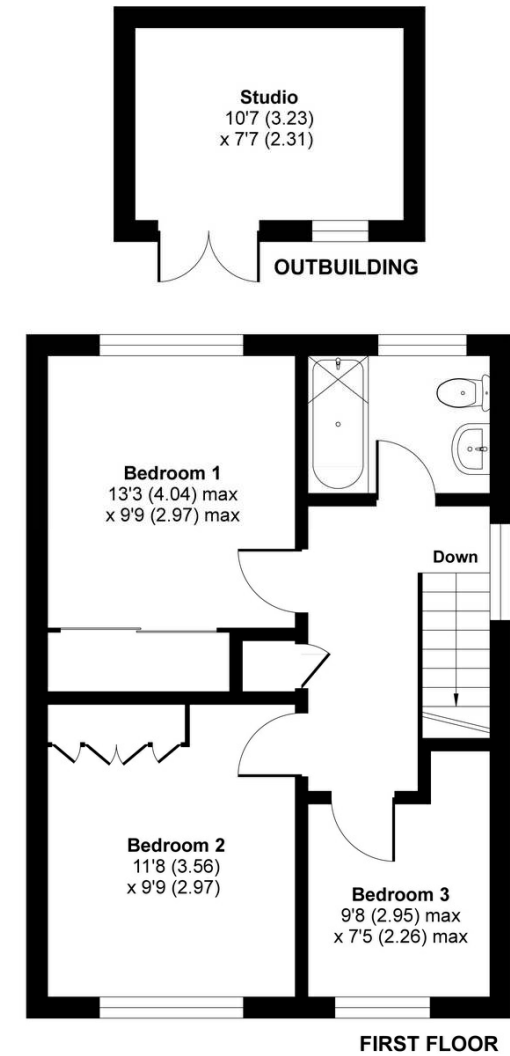
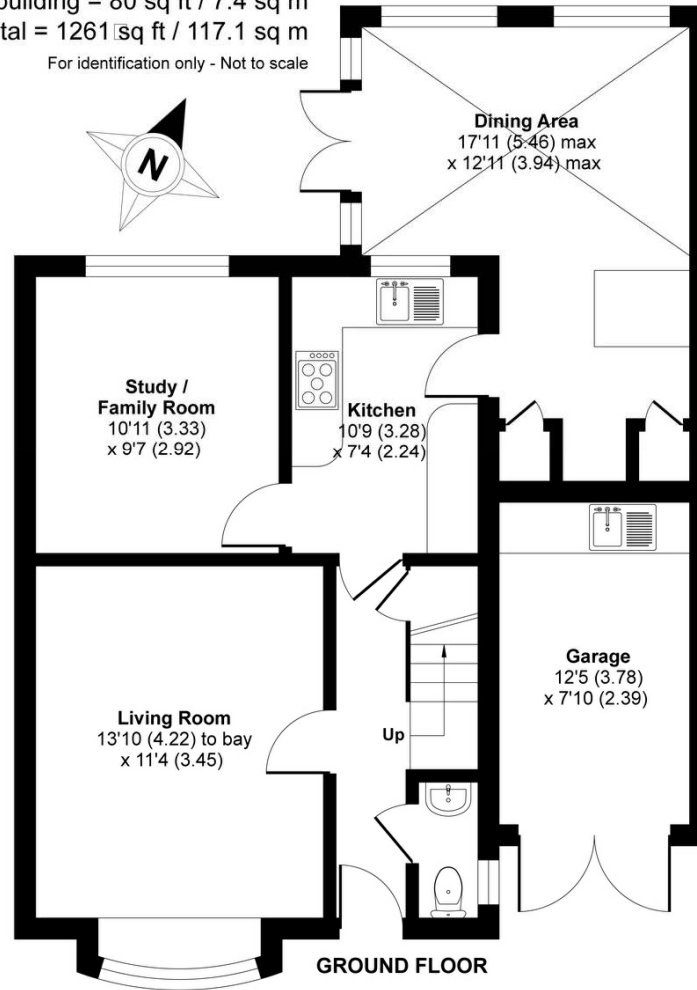
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Approximate Area = 1181 sq ft / 109.7 sq m (includes garage)

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Warren Powell-Richards. REF: 637197

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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

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