

wpr

15 Sturt Avenue

£550,000

Camelsdale | Haslemere | GU27 3SJ



15 Sturt Avenue
Camelsdale, Haslemere GU27 3SJ

£550,000 Freehold

- Haslemere town centre 1.8 miles
- Haslemere mainline train station 0.9 miles
- A3 2.2 miles
- Guildford 16.0 miles
- M25 24.5 miles

Detached family home quietly yet conveniently located with No Onward Chain.

- Detached family home
- In need of updating
- 3 good bedrooms
- Kitchen
- 3 reception rooms
- Sunny garden
- Walk of all local amenities

DESCRIPTION

Situated in a perfect location within a short walk of the excellent local school, Marley Common and the local shop; a detached family home which has been thoughtfully maintained but is now in need of updating. The accommodation comprises, a sitting room overlooking the front garden. a dining room which opens into the kitchen and then onto a lovely sized conservatory opening to and overlooking the garden. Upstairs there are 3 bedrooms and a family bathroom. outside to the front there is parking for 2 cars and a access to the side of the house leads to the good size rear garden. Enclosed on either side by a mature hedge and timber panel fencing the garden is primarily laid to lawn with shaped flower and shrub borders garden shed.



LOCATION

Situated in centre of the village within a short walk of the Marley Common, the local shop and the excellent primary school, yet occupying a peaceful and established position on the edge of Haslemere. The shops in Weyhill including M&S and Tesco are in easy reach as is Haslemere town centre and the mainline station (just under a mile) with a fast and frequent service to Waterloo in under the hour. Schools for all ages (both state and private) can be found in the immediate area with the high rated Camelsdale Primary School close by. The coast is approximately 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 Haslemere High Street, head south onto Lower Street, taking the first left onto Midhurst Road. Continue for just over half a mile, turning right as the road sweeps to the left. Turn right at the 'T' junction and first left into Camelsdale Road whereupon take the 3rd turning on the right into Moorfield which continues into Sturt Avenue.

COUNCIL TAX CDC Tax Band D

SERVICES All main services



15 Sturt Avenue

Approximate Gross Internal Area = 95.7 sq m / 1031 sq ft
 Outbuilding = 3.7 sq m / 40 sq ft
 Total = 99.4 sq m / 1071 sq ft

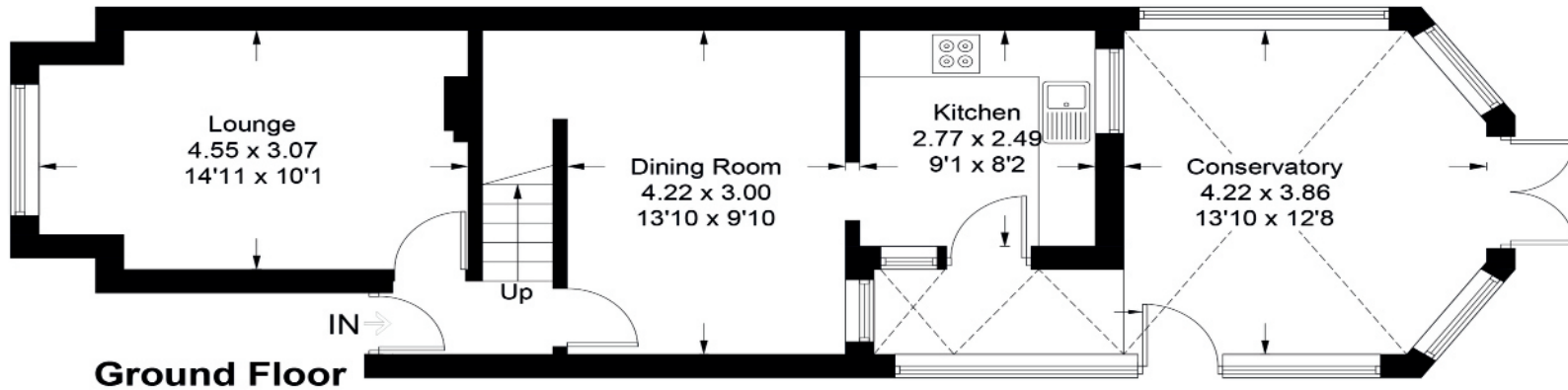
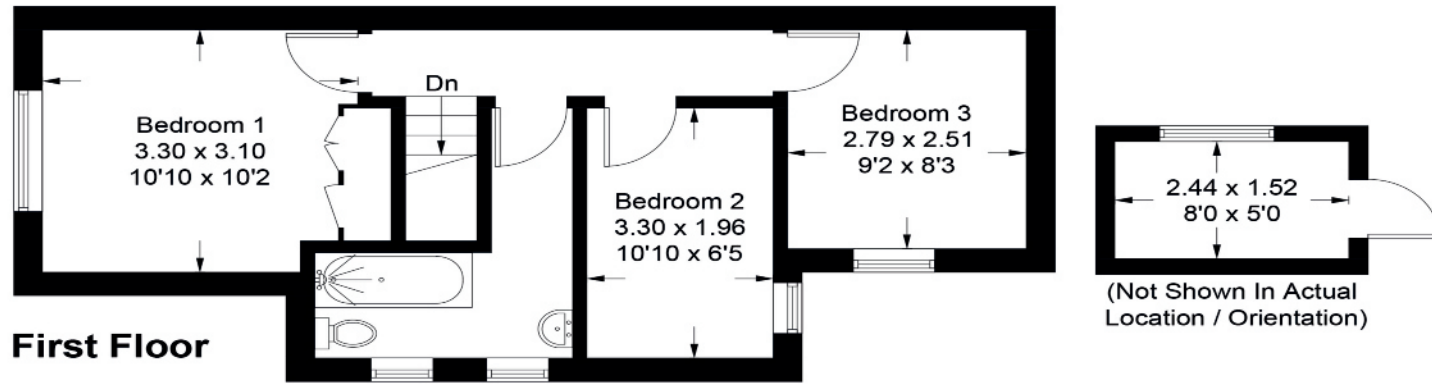


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID986886)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(58-68)	D		
(49-54)	E		
(39-48)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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