

wpr

22 Weysprings

£699,000

Haslemere | Surrey | GU27 1DE



22 Weysprings ,
Haslemere, Surrey, GU27 1DE

£699,000 Freehold

- Haslemere town centre/Weyhill 0.8/0.4mile
- Haslemere mainline train station 0.5 mile
- A3 3.4 miles
- Guildford 16.6 miles
- M25 25.6 miles

Perfectly located 3 bedroom detached house, walk of shops and station.

- Excellent location walk of shops and station
- Private sunny garden
- 3 bedrooms
- Ensuite shower & family bathroom
- Separate sitting and dining rooms
- Kitchen
- Cloakroom
- Integral garage

DESCRIPTION Perfectly located in a quiet situation yet only a short walk of all that Haslemere has to offer, a detached house which has been in the same family for over 25years. The house was built in the late 1980's in a complimentary style to the Rhodes houses that are either side of it. The accommodation comprises on the ground floor a sitting room with fireplace, dining room overlooking the rear garden, kitchen, cloakroom and an integral garage. On the first floor there are 3 bedrooms with the master bedroom enjoying the benefit of an ensuite shower and a family bathroom. The property over a tarmacadam drive with parking for 2/3 cars leading to the garage. The drive is bordered by flower



and shrub beds. To the rear there is a full width patio opening via steps onto the lawned which gently rises over 3 levels. the garden is well stocked with mature shrubs and trees including azaleas.

LOCATION Set within walking distance of an excellent range of local amenities such as Tesco, M&S Foodhall, Shottermill Infant and Junior Schools, Hasleway Centre and Haslemere Leisure Centre plus Haslemere Station which provides a frequent service to London Waterloo and the A3 trunk road can be accessed at Hindhead. The extensive heathland surrounding the town is mainly owned by the National Trust. There are numerous sporting and recreational facilities in and surrounding area including a number of golf courses, polo at Cowdray and racing at Goodwood.

DIRECTIONS From Haslemere proceed past the station, and just after St Christophers Green bear right. At the t junction turn left and take the first turning left into Weysprings whereupon 22 will be found on the right as the road widens.

COUNCIL TAX WBC Tax Band E

SERVICES All main services



Weysprings

Approximate Gross Internal Area = 85.5 sq m / 920 sq ft
(Including Garage)

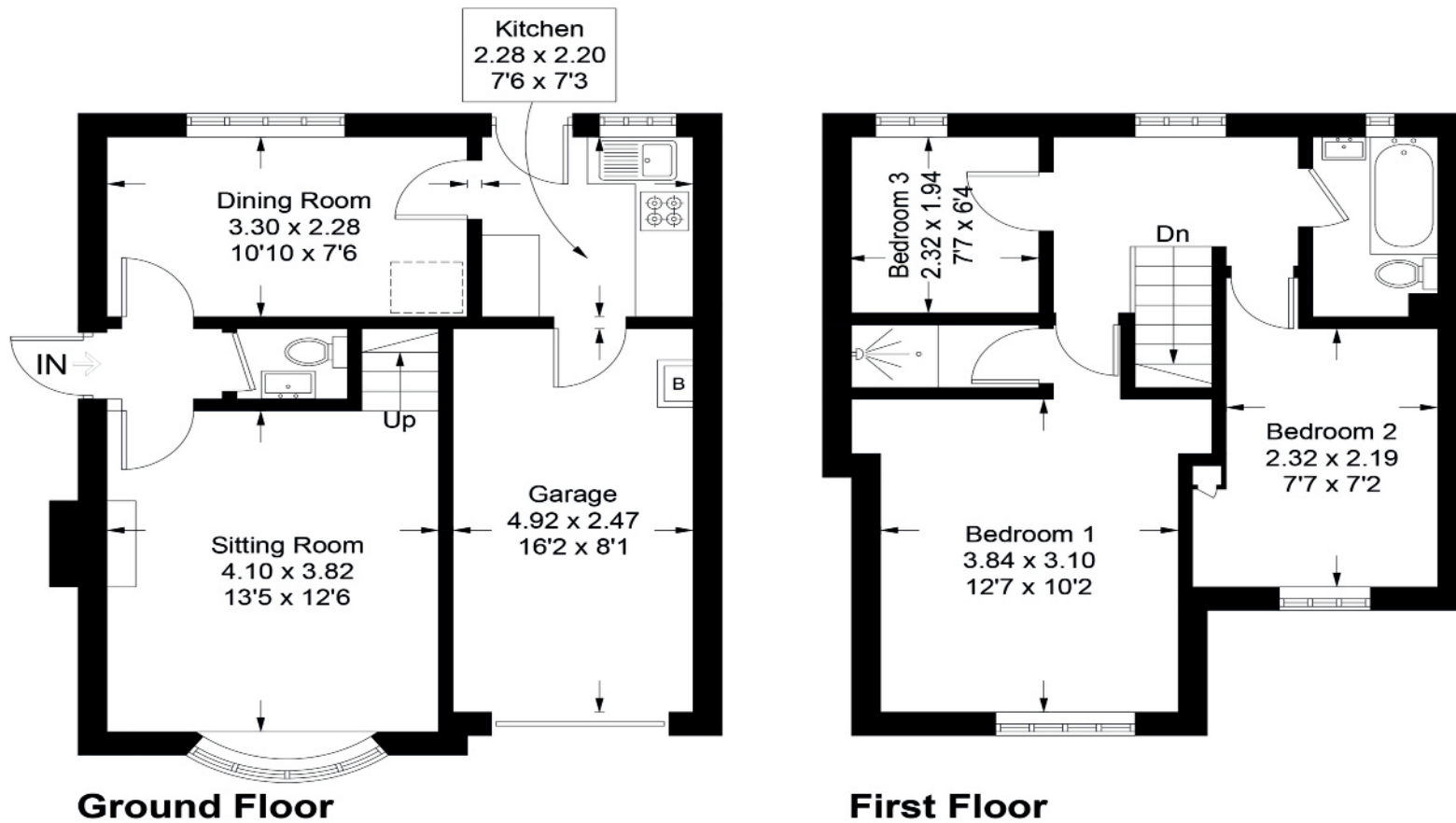


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID979085)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C		
(58-68)	D	65	
(49-57)	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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