

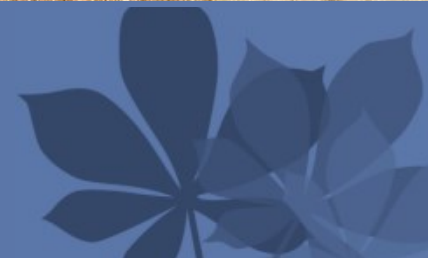


**Keats**  
independent estate agents

## Wey Gardens, Haslemere

Guide Price:

**£425,000** Freehold



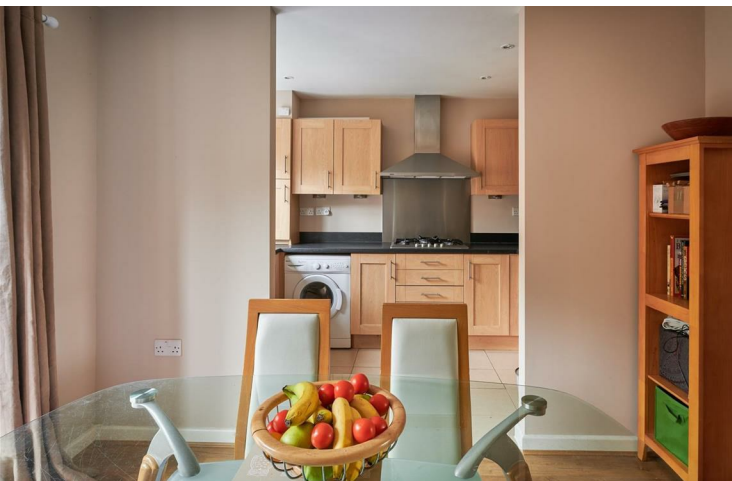


# Haslemere

Guide Price: £425,000

Wey Gardens, Haslemere, Surrey, GU27 3SX

A three-bedroom, two bathroom, stylish and spacious semi-detached family home located in a no through road in the popular Camelsdale area being within easy reach of Wey Hill shops and Haslemere Main Line Station.



- **Three Bedroom End of Terrace House**
- **Fitted Kitchen**
- **Living Room**
- **Garden**
- **No Through Road**
- **Main Bedroom with En-suite Shower Room**
- **Dining Room**
- **Downstairs Cloakroom**
- **Allocated Parking**
- **No Chain**

## DESCRIPTION

A three-bedroom stylish, spacious semi-detached family home situated on popular Camelsdale Road providing easy access to local amenities and Haslemere. This property lies towards the bottom of the development on the left-hand side, having a rear garden with a Westerly aspect. A covered porch and front door bring you into an entrance area with cloakroom off. A door then leads into a fine L-shaped living room having stairs off to the right to the first floor and double doors into the dining room which has patio doors out onto the rear garden. Open to the dining room is a fitted kitchen including oven, fridge/freezer, dishwasher and washing machine to complete the ground floor accommodation. Upstairs there are three good sized bedrooms, the main bedroom having an en-suite shower room with wc, and to the front is a family bathroom. The garden lies mostly at the rear, enjoying a Westerly aspect, enclosed by panel fencing and is mostly laid to lawn. The garden also benefits from a small patio seating area, with raised flower beds. At the front of the property there are two allocated car parking spaces.

CAMELSDALE is situated on the edge of the South Downs National Park on the Surrey/Sussex/Hampshire borders within easy reach of London (44 miles via the A3) with the south coast being just over 20 miles distant. The village has a primary school, recreation ground with childrens play area, local pub and petrol station/convenience store. Nearby Haslemere offers day to day shopping along with many boutique and specialist shops, mainline station (London Waterloo approx. 55 minutes), state and private schooling, churches of the principal denominations and two leisure centres. For more information on the area please visit [www.haslemere.com](http://www.haslemere.com).

## Agent note

These photographs have been taken prior to the property being rented.

**LOCAL AUTHORITY** : Chichester District Council

**TAX BAND** : E

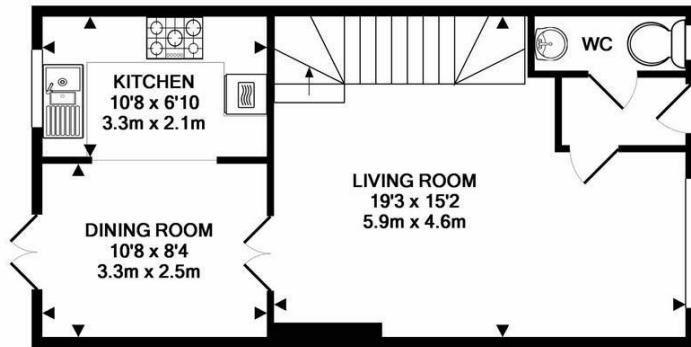
**TENURE** : Freehold

**DIRECTIONS** : From our office in High Street Haslemere, leave the town on Shepherds Hill and continue forwards onto Midhurst Road. At the sharp left hand bend, turn right onto the slip road past Coomers and at the junction turn right onto Camelsdale Road. Take the next left and Wey Gardens can be found after a short distance on the right hand side.

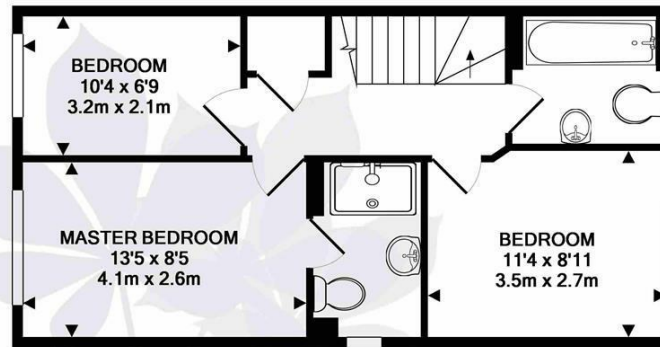
**VIEWINGS** : Strictly by confirmed appointment with the Agents  
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.







GROUND FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 897 SQ.FT. (83.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

### Energy Efficiency Rating

	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

