



Keats
independent estate agents

Hammer Lane, Haslemere

Guide Price

£460,000

Freehold



Haslemere

Hammer Lane, Haslemere, Surrey, GU27 3QT

Semi detached three/four bedroom chalet bungalow with garden in a popular village location, with brick built office sited in its pleasant rear garden.

Guide Price **£460,000**



N.B.

The photographs were taken last year before a tenancy began.

THE PROPERTY

A very flexible and spacious semi-detached chalet bungalow standing in a tranquil location within very close proximity to various highly regarded local schools and easy access to supermarkets.

This purpose-built bungalow is offered in immaculate condition and with no onward chain.

The well-proportioned accommodation on the ground floor comprises of an entrance porch leading to all principal rooms including a spacious living room with feature log burner and sliding door to the patio, traditional kitchen with a range of wall and base units, dining room/bedroom three, study/bedroom four and downstairs family bathroom. The first floor continues to delight with two spacious bedrooms, one with en suite.

OUTSIDE

To the front of this home, you will find steps lead down to the entrance and it benefits further with a shared driveway. Continuing outside, you will gravitate towards the private enclosed garden which has a well-maintained lawn area and full width sun terrace, perfect for dining. A brick-built outbuilding/office and a gardeners shed complete the garden.

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders and has excellent road (44 miles via the A3) and rail links (Waterloo approximately 55 minutes) to London, and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with the south coast being just over 20 miles distant. The Town provides day-to-day shopping facilities along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, churches of the principal denominations and schooling, both state and private. The Herons and The Edge Leisure Centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel provide spa facilities in the Town and Champneys Forest Mere and Grayshott Spa are nearby. For more information please go to www.haslemere.com



- Semi Detached Chalet Bungalow
- Four Bedrooms
- Kitchen/Breakfast Room
- Living Room with Log Burning Stove
- Bathroom and Shower Room
- Brick Built Office
- Good size garden
- Shared driveway
- Gas fired central heating
- Vacant Possession



LOCAL AUTHORITY : Chichester District Council

TAX BAND : D

TENURE : Freehold

DIRECTIONS

From our office in High Street, Haslemere leave the town behind the Town Hall and take the left turn onto Shepherds Hill and forward onto Midhurst Road. At the sharp left hand bend turn right onto the slip road passing the builders merchants on the right hand side and turn right onto Sturt Road. After a short distance take the left fork onto Camelsdale Road and continue to Hammer Ponds. Take first exit onto Linchmere Road and after a short distance turn right into Hammer Lane. The property is located on the right hand side before the bridge.

VIEWINGS

Strictly by confirmed appointment with the Agents

Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm

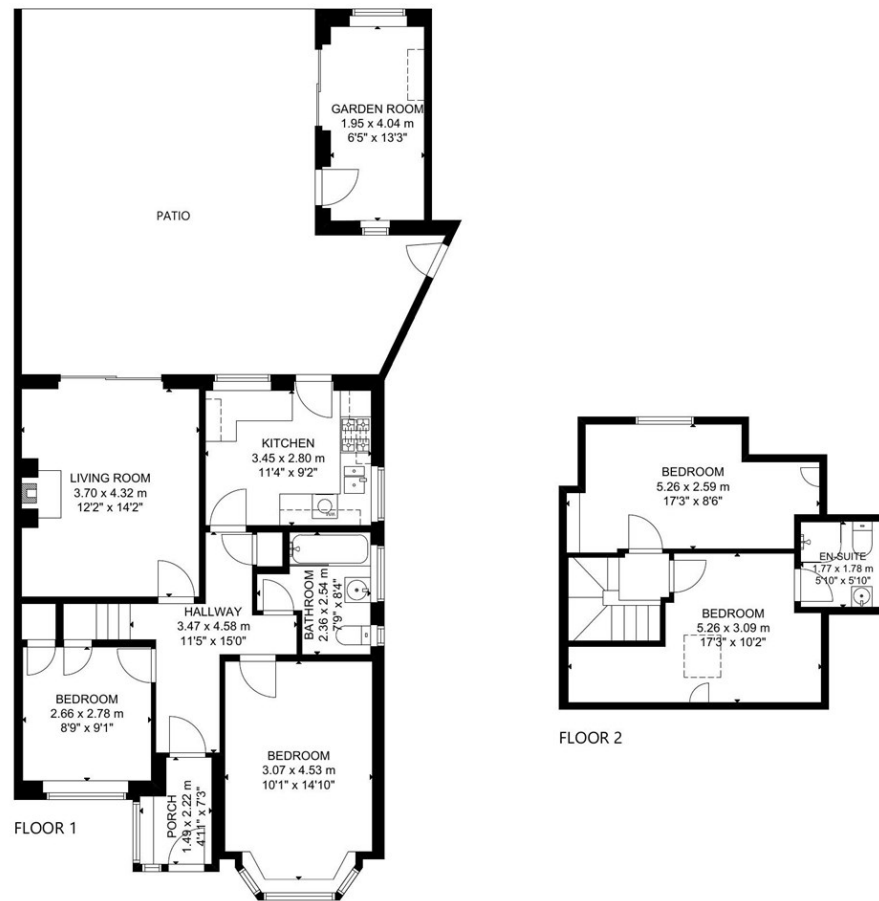
AGENTS NOTES

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.



GROSS INTERNAL AREA
 TOTAL: 97 m²/1,044 sq ft
 FLOOR 1: 66 m²/710 sq ft, FLOOR 2: 31 m²/334 sq ft
 EXCLUDED AREA: PORCH: 3 m²/31 sq ft
 GARDEN ROOM: 9 m²/94 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

