

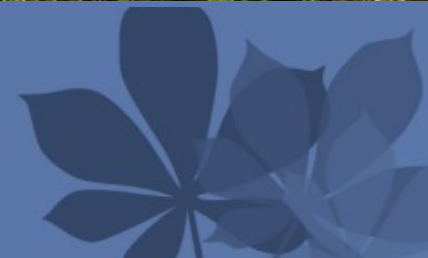


**Keats**  
independent estate agents

Fir Tree Avenue, Haslemere

Guide Price

£735,000 Freehold



# Haslemere

Guide Price **£735,000**

Fir Tree Avenue, Haslemere, GU27 1PL

A superbly presented four bedroom, two bathroom detached home which has been extensively extended and modernised to now provide a comfortable family home. The property is within a short drive of local shops at Wey hill and a few minutes further to Haslemere mainline station.

## THE PROPERTY

Covered entrance with step to front door. The reception hall has wooden flooring and an open understairs storage area. There is a recently fitted downstairs shower room with window to the side and a tiled floor. The sitting room is front aspect and has a bay window and a feature open fireplace with inset wood burning stove and a continuation of the wooden flooring. The kitchen/dining room is rear aspect and there is a superb range of wall mounted and base kitchen cabinets with wood block work surfaces. There is a large built in fridge and freezer with cupboards over and adjoining as well as a built in dishwasher. There is an opening to a utility area again with built in cabinets which are floor to ceiling with a central space for a washing/dishwasher stacker unit. The dining area has a storage cupboard and there is access to the rear garden via double doors.

Stairs from the reception hall give access to the 1st floor these divide on one side to a rear aspect fourth bedroom and a family bathroom and three further bedrooms, two have a front aspect and the main bedroom is rear aspect which offers a fine view over the garden.

## OUTSIDE

There is off street parking for two cars and side access to the rear garden. There is a crazy paved patio adjoining the house with steps ascending to a wide sun terrace area with further steps to the sloping lawn which is bordered by mature plants, shrubs and trees.

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby 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 Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere 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 along with Champneys Forest Mere in nearby Liphook.

## DIRECTIONS

From our office in the High Street turn right at the old town hall into Lower Street. Continue past the station and through the local shops at Wey Hill. Just after the petrol station turn left onto the Liphook Road

## VIEWINGS

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

- Superbly presented family home
- Two Bathrooms
- Immaculate Kitchen/Dining Room
- Lovely Rear Garden
- Short Drive of Wey Hill and Haslemere
- Four Bedrooms
- Sitting Room with Open Fireplace
- Off Street Parking for Two Cars
- Close to Woolmer Hill School
- Short Drive of Mainline Station

**LOCAL AUTHORITY :** Waverley Borough Council

**TAX BAND :** E

**TENURE :** Freehold







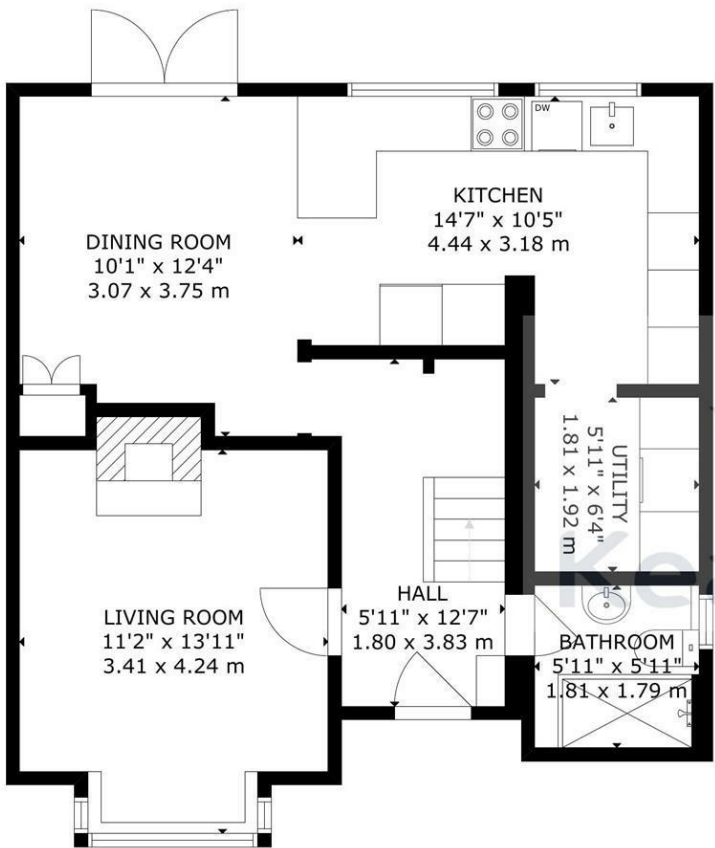
AGENTS NOTES

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.

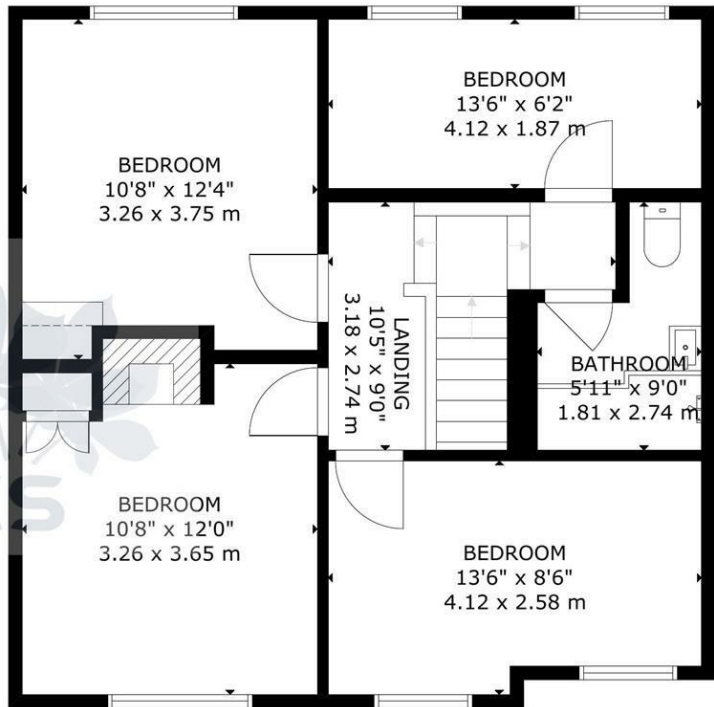
Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

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.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 110 m<sup>2</sup>/1,188 sq ft  
GROUND FLOOR: 55 m<sup>2</sup>/593 sq ft, FIRST FLOOR: 55 m<sup>2</sup>/595 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

