

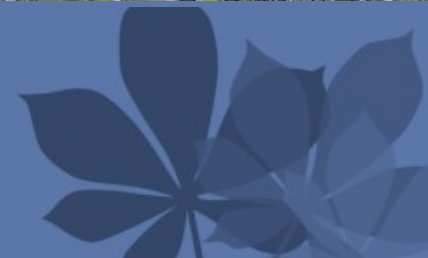


Keats
independent estate agents

Sunvale Avenue, Haslemere

Guide Price:

£465,000 Freehold



Haslemere

Guide Price: £465,000

Sunvale Avenue, Haslemere, Surrey, GU27 1PH

A fine three bedroom semi detached home with lovely garden and good off street parking. The property is well presented but there is an opportunity STPC, to extend and enlarge like many of the other houses in Sunvale Avenue have done.



- **Well presented Semi Detached Home**
- **Bathroom**
- **Kitchen/Breakfast Room**
- **Three Bedrooms**
- **Sitting Room with open Fireplace**
- **Lovely Garden with Good Off Street Parking**
- **Opportunity to extend(STPP)**
- **Sought after area.**

• **Close to Schools**

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.

THE PROPERTY

Half Glazed front door to a small inner hall which is open plan to the sitting room. There is a double glazed window to the front a fireplace with wood surround and mantle with a quarry tiled hearth. The kitchen/Breakfast room has a fine range of wall mounted and base cabinets and a double glazed window overlooks the rear garden. Off the kitchen there is an understairs storage area and a door opens to an outer lobby with further door to an airing cupboard with hot water tank and a gas boiler and there is space for a washing machine. From the inner hall area, stairs give access to the first floor and there is an over stairs linen cupboard.

There are two double bedrooms and a single bedroom together with a family bathroom.

OUTSIDE

The rear garden is a true feature of the property with a paved sun terrace adjoining the house and there is a gravel path which divides and meanders through plant and flower beds. There is a greenhouse and shed and there is ample off street parking for numerous cars , access from Oak Tree Lane.

LOCAL AUTHORITY : Waverley Borough Council

TAX BAND : C

TENURE : Freehold

LEASE TERM : n/a

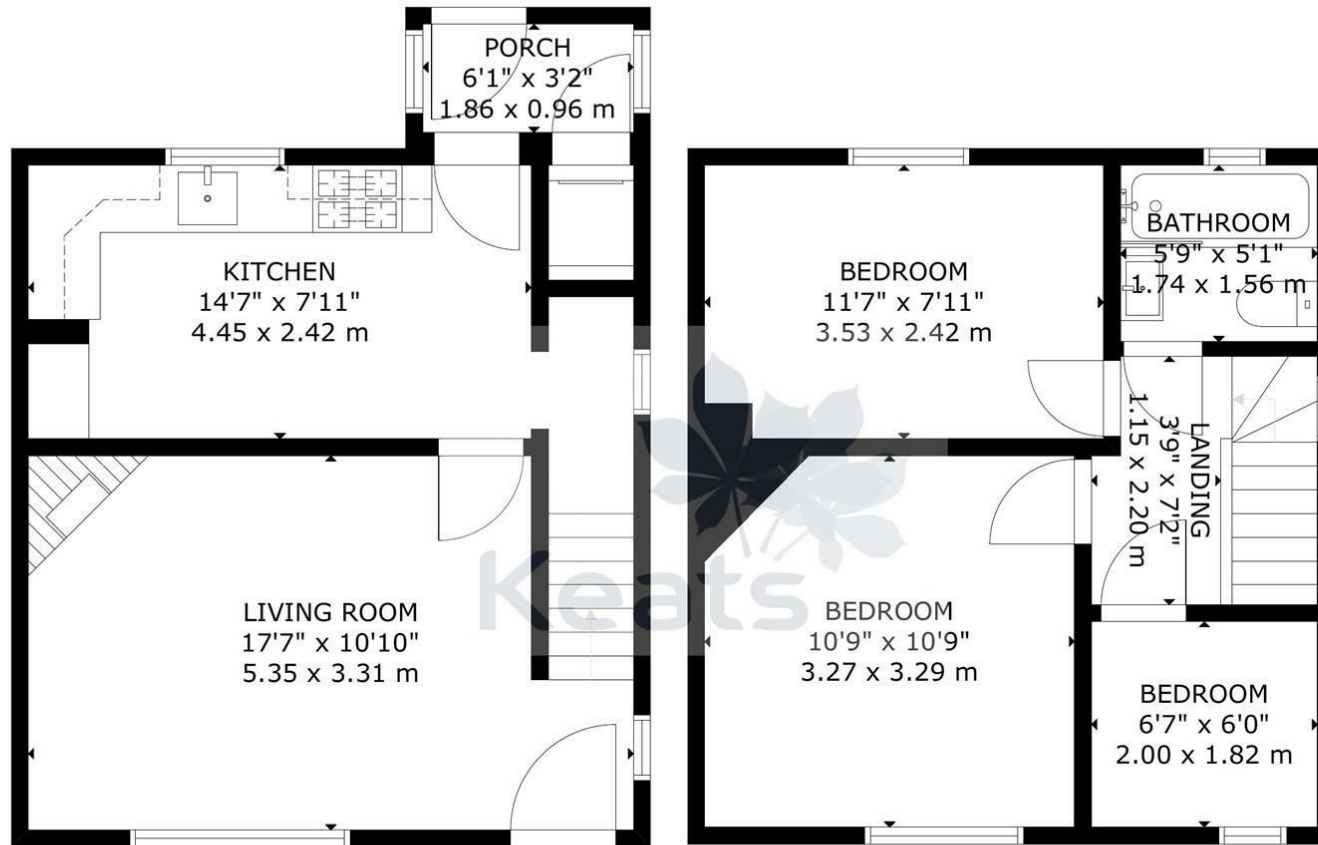
GROUND RENT : n/a

SERVICE CHARGE : n/a

DIRECTIONS : From our office in the High Street turn right into Lower Street. Continue passed the station and through the local shops at Wey Hill. just after the Esso petrol station turn left on to the Liphook Road, over the traffic lights. Then take a right turn immediately before the bridge into Critchmere Lane. Then take the first left into Border Road and then right into Sunvale Avenue.

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





GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
 TOTAL: 63 m²/681 sq ft
 GROUND FLOOR: 31 m²/339 sq ft, FIRST FLOOR: 32 m²/342 sq ft
 EXCLUDED AREA: PORCH: 2 m²/19 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

