



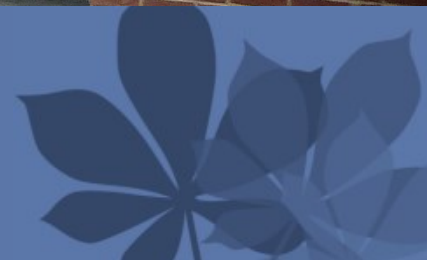
**Keats**  
independent estate agents

Trendells Place,

Guide Price

£430,000

Freehold



# Haslemere

Trendells Place, Haslemere, Surrey, GU27 1FD

Guide Price **£430,000**

A chain-free, semi-detached house with two double bedrooms, situated in a tranquil small development on the outskirts of Haslemere.

- **Semi Detached House**
- **Master Bedroom With EnSuite**
- **Fitted Kitchen With Fitted Appliances**
- **Downstairs Cloakroom**
- **Two Off Road Parking Space**
- **Two Double Bedrooms**
- **Family Bathroom**
- **Large Living Room With Conservatory**
- **Rear Garden**



## The Property

The entrance to this well-presented two-bedroom semi-detached house is via a canopied porch leading into the entrance hall. To the right there is a kitchen which features an excellent range of wall and base units with moulded work surfaces over an integrated drainer and splash back risers. It also includes an integrated double oven, fridge/freezer, washer/dryer and dishwasher with space for a café-style table and chairs. The large living room/dining room includes an incorporated conservatory, has double-glazed doors opening to the rear garden. A downstairs restroom completes the ground floor.

On the first floor, the master bedroom features windows with views of the rear garden, built in cupboards and access to an en-suite shower room. There is a second double bedroom and the main bathroom includes a suite comprising a bath with a shower over it, a WC, and a wash hand basin.

## Outside

The house is accessed via a private drive, with landscaped gardens and an allocated parking space. The private rear garden features lawn area, a paved patio and a storage shed. The heating is via gas fired boiler and solar panels.

## DIRECTIONS

From our office in High Street, Haslemere leave the town onto Lower Street towards Hindhead passing through Weyhill shopping area and past Lion Green. On passing the Esso petrol station on your right, take the next turning left into Liphook Road and continue over the light controlled junction. Just before the railway bridge turn right into Critchmere Lane. Trendells Place can be found after a short distance on the right hand side. Number 3 sits to the rear of the development.

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

**LOCAL AUTHORITY** : Waverley Borough Council

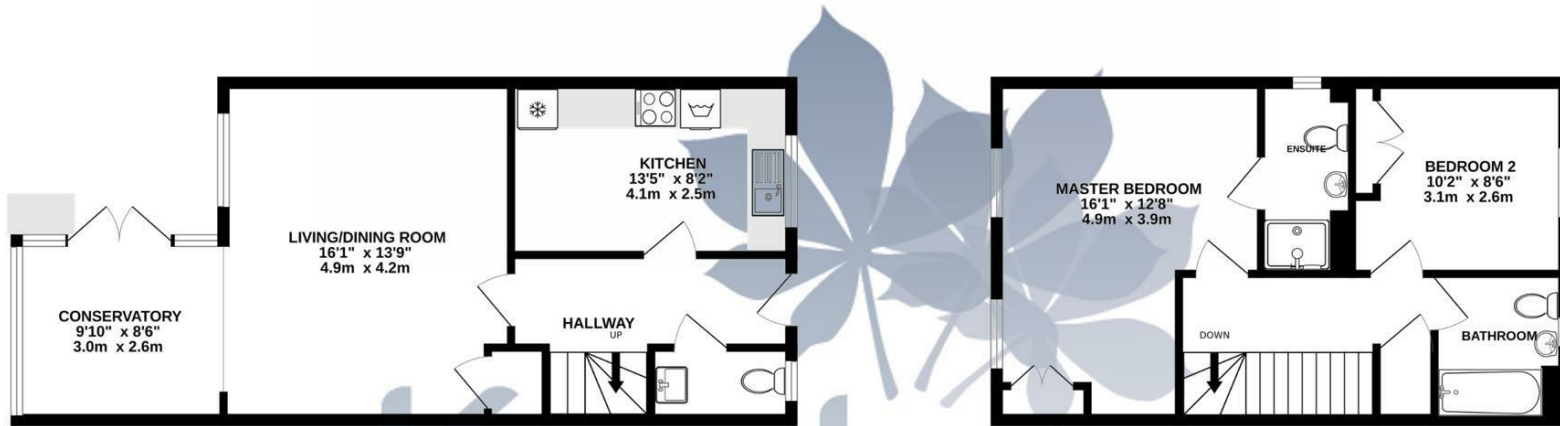
**TAX BAND** : D

**TENURE** : Freehold



GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2024



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) <b>A</b>		
(81-91) <b>B</b>	89	90
(69-80) <b>C</b>		
(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

