



6 Fir Tree Avenue, Haslemere, GU27 1PL

**6 FIR TREE AVENUE  
HASLEMERE GU27 1PL**

Spacious 1930's family house    Fantastic kitchen/family dining room  
Living room and study            Utility and WC Shower Room  
3 double bedrooms                Refitted family bathroom  
Double glazing and gas central heating    Landscaped garden with summer house and shed  
Quiet cul-de-sac location        Close to countryside and Woolmer Hill School



**A spacious and superbly presented 3-bedroom detached family house with a large garden in a quiet cul-de-sac close to countryside and Woolmer Hill school.**

**THE PROPERTY**

This classic 1930's character house has cream brick and rendered elevations, and in 2017 was extended to create a fabulous open plan kitchen and family dining room to the rear. Here oak flooring with underfloor heating is complimented by a sleek refitted kitchen with Quartz worktops, integrated appliances, with two large skylights and double-glazed doors spilling out onto the natural stone terrace. A utility room has strategically been placed next to the kitchen and leads to a ground floor cloakroom with a walk-in shower which also has underfloor heating. Also, on the ground floor is a cosy bay fronted living room and a study on the other side of the central hallway. There are 3 good sized double bedrooms on the first floor, bedroom 1 is L-shaped with a large walk-in dressing/wardrobe area, bedroom 3 has front aspect with bedroom 2 overlooking the garden, both of which have fitted wardrobes, and all are served by a luxurious appointed family bathroom.



## THE GROUNDS

The property is approached by its smart brick paved driveway and front lawn retained by railway sleepers. The side gated pathway leads to the rear garden which has been carefully landscaped and terraced with 2 natural stone paved terraces, well maintained lawn, wooden deck with a summer house and adjoining shed.

## SITUATION

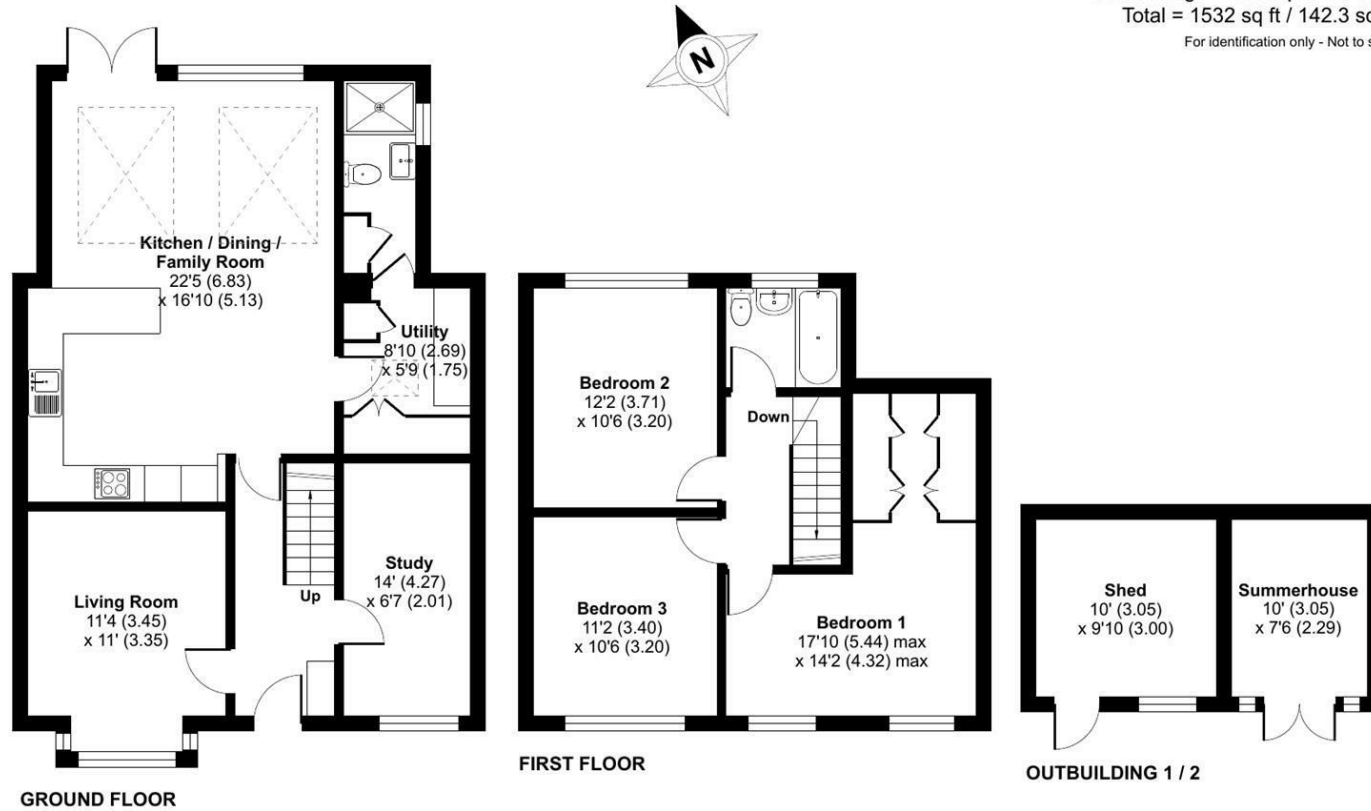
The property is located on Fir Tree Avenue - In nearby Weyhill are Lion Green with its play area, Tesco and M & S Food, local shops, cafes, restaurants and Haslemere Library. There is a good selection of highly regarded state and private schools including the popular Shottermill Infant and Junior schools. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

Weyhill shops and amenities 0.8 miles  
Haslemere High Street 2 miles  
Main line station 1.2 miles  
A3 access at Hindhead 1.5 miles  
Guildford 15 miles  
Chichester 21 miles

All distances are approximate

# Tree Avenue, Haslemere, GU27

Approximate Area = 1360 sq ft / 126.3 sq m  
 Outbuildings = 172 sq ft / 16 sq m  
 Total = 1532 sq ft / 142.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1116779

## LOCAL AUTHORITY

Waverley

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

8th May 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	82
(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	

## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street. Continue on passing the railway station, though Weyhill and across the traffic lights. Proceed for a further 0.5 mile then take the left hand turn into Critchmere Hill. Go down the hill, up the other side then left into Pitfold Avenue, right into Oak Tree Lane and right again into Sunvale Avenue and continue forwards into Fir Tree Avenue, following the road around to the left.

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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