



6 Oaklands, Haslemere, GU27 3RD
Freehold

CLARKE  GAMMON
1919

6 OAKLANDS HASLEMERE GU27 3RD

Late 1970's terraced house
Convenient town centre
location

3 Bedrooms & shower room

Double glazing

Garage in nearby block

Cul-del-sac position

No onward chain

Short walk to main line
station

Low maintenance front and
rear gardens

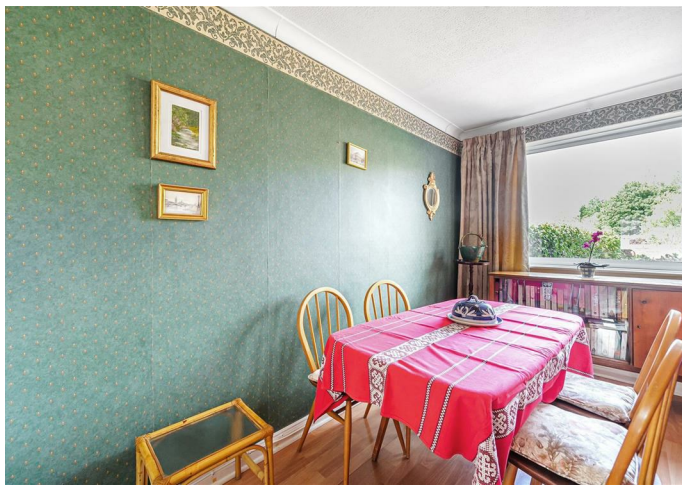
Scope for modernisation



In a highly desirable centrally located cul-de-sac a 3 bedroom mid-terraced property with scope for modernisation and refurbishment being sold with no onward chain.

THE PROPERTY

Oaklands is in a wonderfully convenient location and equidistant level walk to Haslemere town centre and the mainline station. The property is being sold with the advantage of no onward chain and is in its original layout having been constructed in the late 1970's. There is plenty of scope for modernisation but since it was built the property has had replacement double glazed UPVC windows fitted and a modern shower room on the first floor. This is still a good project type property to update and refurbish in a buyers own style and budget. The accommodation comprises of a front aspect kitchen with wood effect units, south west facing living/dining room, 3 bedrooms and a shower room on the first floor. The original warm air gas central heating system is in place, but not checked by the agent, a garage is located on the end of a nearby block.



GARDENS AND GROUNDS

No. 6 is located towards to the end of the left-hand part of the cul-de-sac where there is a paved front path leading to the front door and outside gas boiler cupboard. Here there is also a front lawn and shrub border. To the rear and with a double glazed door leading off from the living dining room is a low maintenance largely paved rear garden enclosed by panel fencing and walling, but with raised brick that have established climbing plants creating a pleasant green screen. On the whole enjoys a sunny south westerly aspect.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops, boutiques, restaurants, pubs and coffee bars, together with a Boots pharmacy, WH Smith and Waitrose supermarket. There is a main line station serving London, Waterloo in under one hour, and good motorway connections via the A3 at Hindhead. To the west of the town centre is Weyhill, which offers a variety of independent shops, together with Tesco supermarket and M&S Food Hall. There is also the Haslemere Library and the Haslewey Community Centre which offers a Post Office Counter. Leisure facilities can be found centrally at Haslemere Leisure centre, and slightly further afield at The Edge and recreation ground. There are numerous golf courses in the surrounding area and excellent state and private schools for all ages. Much of the countryside is National Trust owned and provides for many wooded and view point walks.

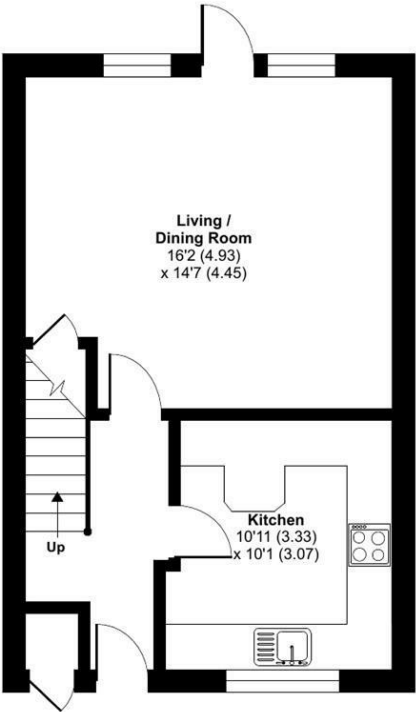
High Street 0.3 mile
Main line station 0.5 miles by car, 0.3 miles on foot
A3 at Hindhead 4 miles
Farnham 12 miles
Guildford 15 miles

All distances approximate

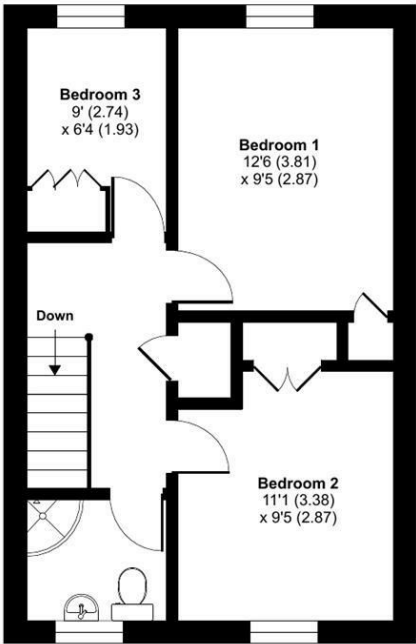
Oaklands, Haslemere, GU2

Approximate Area = 838 sq ft / 77.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1180468

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

18th September 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	65	
(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	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. After a short distance turn first right into Tanners Lane and then your first right after the playground is Oaklands and No.6 is on your 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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

