



9 Manor Crescent, Haslemere, Surrey GU27 1PB
Freehold

CLARKE  GAMMON
1919

9 MANOR CRESCENT HASLEMERE SURREY GU27 1PB

Well presented semi-detached house

1930's built with later ground floor extension

Sitting room and dining room

Kitchen refitted in 2021

Refitted shower room

Utility/cloakroom

Double glazing and gas central heating

Level west facing rear garden

Close to schools & shops

No onward chain



A well presented and established 1930's 3 bedroom semi-detached house in a quiet no through road within walking distance of local schools and shops in Weyhill.

THE PROPERTY

The property is being offered to the market with the advantage of no onward chain and although it has been extended on the ground floor, it has further scope for enlargement subject to planning permission. The property is set well back from this no through road and also has a generous west facing rear garden and large home office. All of the principle ground floor rooms are off the reception hall and include a light filled sitting room with double glazed doors to the rear garden, a front aspect dining room and smart comprehensively fitted kitchen (refitted in 2021). Lastly on the ground floor is a handy utility/cloakroom. There are 3 bedrooms on the first floor with bedrooms 1 & 2 having fitted wardrobes and complementing the bedrooms is a modern refitted shower room with corner airing cupboard. The property has double glazing and gas central heating.



GARDENS AND GROUNDS

There is a generous tarmac driveway leading to the entrance area and garage - this has excellent storage but will not fit a car. To the rear is a large wrap around L-shaped paved terrace leading to the well maintained level lawn and large garden home office. All an amazing suntrap enjoying a westerly aspect.

SITUATION

Manor Crescent is located within easy reach of the amenities in Weyhill, which include Tesco and M&S Food. The main line station is just over one mile distant (London Waterloo from 49 minutes) and the A3 can be accessed at the Hindhead Tunnel, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The picturesque High Street and town centre offers a comprehensive range of shops and boutiques including Boots, W H Smith and Waitrose, restaurants, public houses and coffee bars. There are two hotels; The Georgian and Lythe Hill, both of which have spas, two sports centres; The Edge and Haslemere Leisure Centre and several high quality golf courses. There is an excellent range of schools both state and private in and around the town and the area as a whole is surrounded by beautiful countryside including the National Trust owned Hindhead Common and Devils Punchbowl.

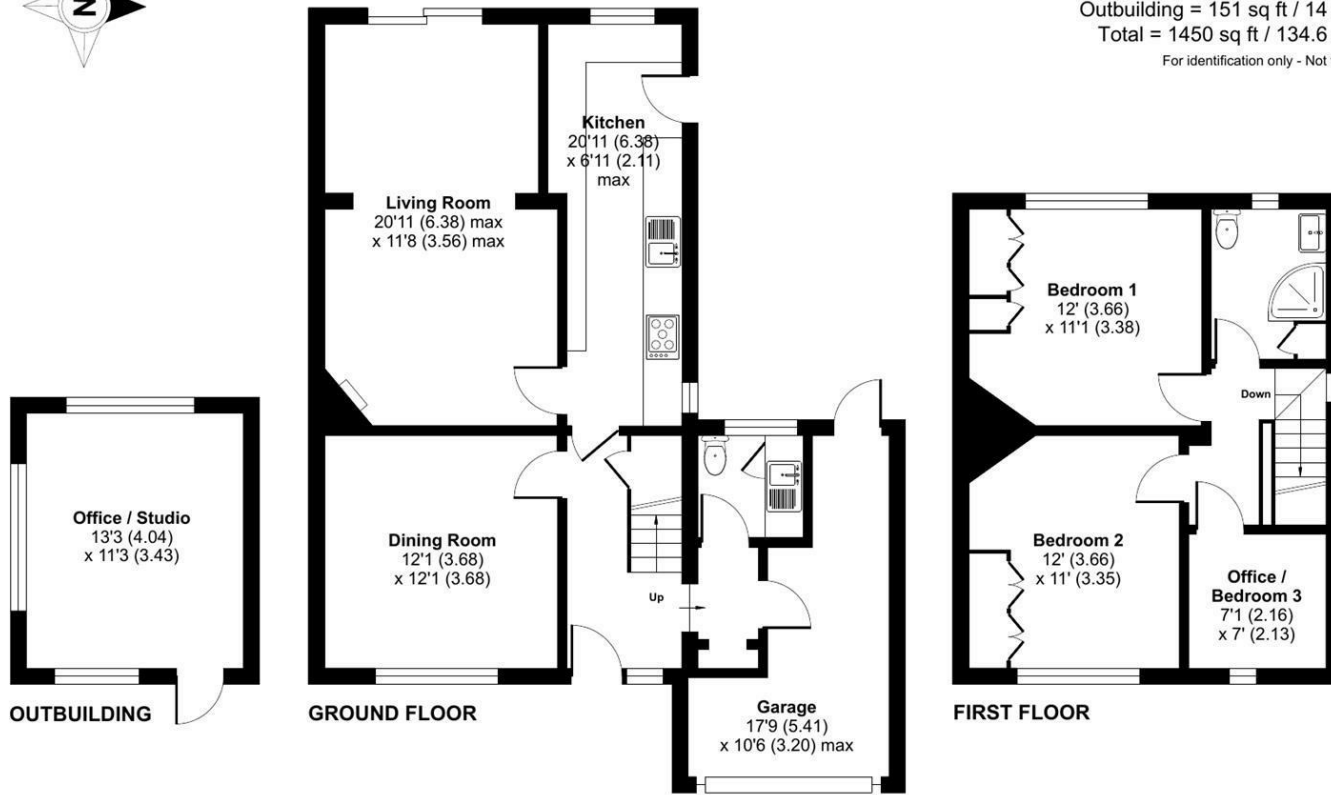
Weyhill shops and amenities 0.6 miles
Haslemere High Street 1.8 miles
Main line station 1 mile
A3 access at Hindhead 1.5 miles
Guildford 15 miles
Chichester 21 miles

All distances approximate

Manor Crescent, Haslemere, GU27

Approximate Area = 1178 sq ft / 109.4 sq m
 Garage = 121 sq ft / 11.2 sq m
 Outbuilding = 151 sq ft / 14 sq m
 Total = 1450 sq ft / 134.6 sq m

For identification only - Not to scale



LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

13th November 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	81
England & Wales		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Clarke Gammon. REF: 1205089

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DIRECTIONS

From our office in Haslemere High Street proceed south and turn right behind the Town Hall into Lower Street. Continue past the station and through Weyhill shopping area. Just after passing the Esso petrol station on the right, turn left into Liphook Road, continue over the traffic lights and immediately prior to the railway bridge turn right into Critchmere Lane. Manor Crescent is on your right hand side.

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
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
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