



40 The Avenue

A Modern Five Bedroom Family Home Within Easy Walking Distance Of Town, Station and Local Schooling.



- ▶ **Three En-Suite Bedrooms**
- ▶ **Large Kitchen/Breakfast Room**
- ▶ **South-West Facing Patio**
- ▶ **Five Double Bedrooms, Four With Built In Storage**
- ▶ **Spacious & Versatile Accommodation**
- ▶ **Less Than 1 Mile To Haslemere Station**
- ▶ **Utility Room**
- ▶ **Walking Distance Of Local Amenities**
- ▶ **Ample Parking Front & Rear**
- ▶ **No Onward Chain**

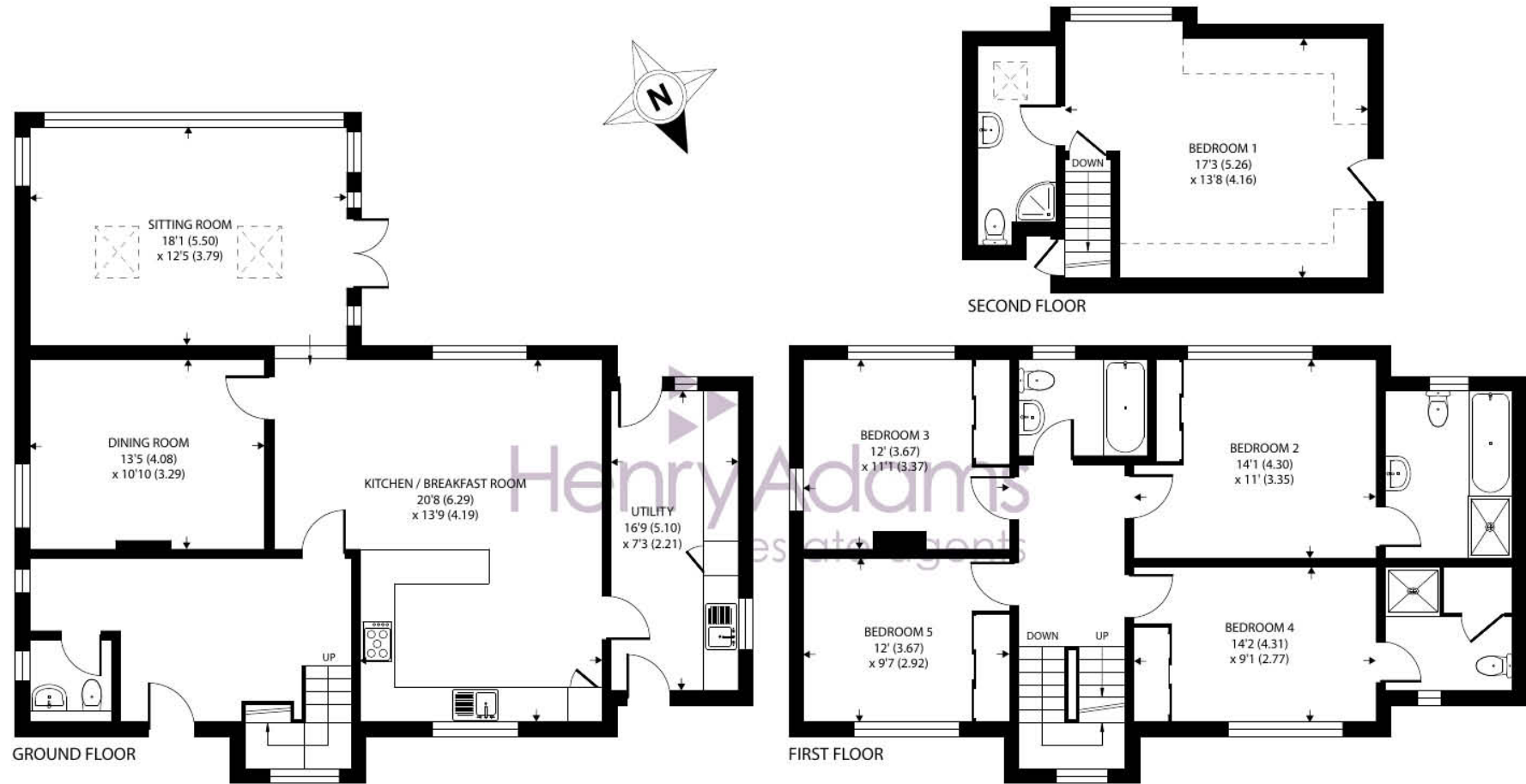
40 The Avenue is a beautifully designed, modern five-bedroom detached home offering generous, versatile living spaces and breath-taking views stretching from the rear of the property. Nestled on a sought-after, quiet no-through road, this home is within easy reach of Haslemere's amenities, including excellent schools and the Mainline Station.

The ground floor opens with a welcoming reception hallway, leading to a convenient W.C., a spacious kitchen/dining room with fitted wall and base units, wooden countertops, and high-quality appliances, including a range cooker. Adjacent is a cosy sitting room featuring an open fireplace, a second reception room with doors that open to the patio, offering stunning Southwest-facing views, and a utility room with additional fitted storage, a washing machine, and a tumble dryer, with doors to both the front and rear of the property.

The first floor hosts four double bedrooms, each with built-in wardrobes. Two of these bedrooms benefit from en-suite bathrooms, and there is an additional family bathroom for convenience. The top floor is dedicated to the expansive principal bedroom, complete with an en-suite shower room.

Outside, the front of the property features a parking area, with a path and steps leading to the front door and side access to the rear garden. The landscaped rear garden is designed for relaxation, featuring a paved Southwest-facing patio ideal for enjoying tree-lined views, a lawn, and steps leading to an additional parking area accessible from Woodlands Lane.





40 The Avenue, Haslemere

Approximate Area = 2118 sq ft / 196.7 sq m

Limited Use Area(s) = 58 sq ft / 5.3 sq m

Total = 2176 sq ft / 202 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1210221

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, award winning ice cream parlour, independent butcher and Lion Green, a delightful open park area with a children's playground. The well regarded Shottermill Primary and Junior Schools are very close by too. Haslemere mainline station is approximately 0.7 miles away and offers a fast service to London Waterloo in around 49 minutes. Haslemere town centre is approximately 1.4 miles and offers a comprehensive range of independent shops, boutiques, restaurants and coffee houses. The A3 at nearby Hindhead provides good road links to London and the south coast. There are excellent schools for all ages and leisure facilities including the Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

Services & Council Tax

Mains: Electric, gas, water and drainage.

Waverley Borough Council: Band D (£2,345.35)

Directions

SATNAV: GU27 1JT what3words: texts.cashier.appeal

Instagram: Follow us @haslemerepropertyclub

N.B. Some of the photographs have been virtually staged.

