





## 35 Mill Close

A great modern two bedroom terrace home with no onward chain.



- ▶ No Onward Chain
- ▶ Enclosed Low Maintenance Rear Garden
- ▶ Upstairs Bathroom
- ▶ Front Aspect Kitchen
- ▶ Two bedrooms
- ▶ Residents & Visitors Parking
- ▶ New Boiler Installed 2023
- ▶ uPVC Double Glazing Fitted In 2023
- ▶ Great Access To Haslemere Train Station
- ▶ Rear Aspect Living/Dining Room

35 Mill Close is a modern and convenient two bedroom terrace home. Located in a sought-after position close to Haslemere town centre, popular local schools, and the mainline station.

This charming home welcomes you with a bright and airy atmosphere. The ground floor features an entrance hall leading to a front-facing kitchen, recently upgraded with a new boiler and equipped with a range of floor and wall units. The open-plan sitting and dining room at the rear benefits from French doors that open directly onto the garden, making it perfect for entertaining.

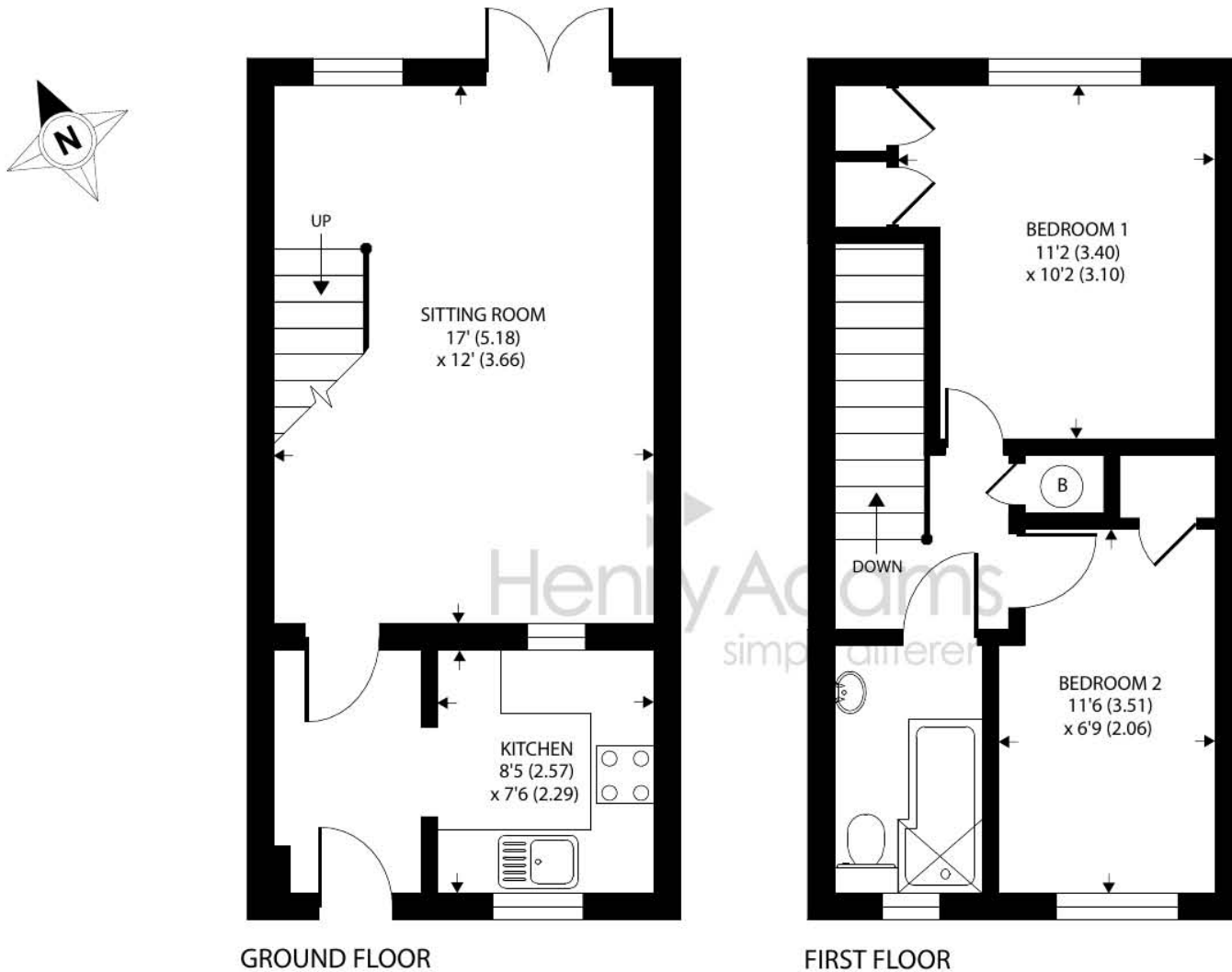
Upstairs, the property boasts two well-proportioned bedrooms and an updated family bathroom fitted with a sleek white suite. Recent improvements include new carpeting throughout, ensuring a fresh and inviting feel.

Externally, the enclosed rear garden is low-maintenance, featuring a mix of paved patio and decking, ideal for outdoor relaxation. The property further benefits from residents parking, new double glazing, and a stylish new front door for added curb appeal and energy efficiency.

Mains: Gas, Electric, water, and drainage

Council Tax Band: C Surrey County Council (£2,084.76)





## 35 Mill Close, Haslemere

Approximate Area = 612 sq ft / 56.8 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 2022. Produced for Henry Adams. REF: 900673

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.

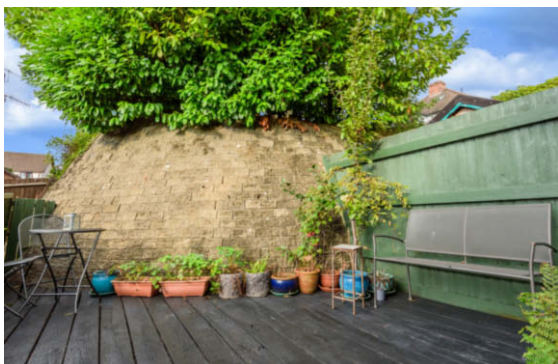
## Location

The property is conveniently located for schools, shops, the station and A3. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent local schools for all ages and leisure facilities including The Edge which is within easy reach and also The Haslemere Leisure Centre. The property is surrounded by delightful countryside with footpaths nearby leading up onto Bramshott Chase and beyond.

## Directions

SATNAV: GU27 1SA // what3words: loved.diet.appealing

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