



12 Fir Tree Avenue, Haslemere - GU27 1PL

Guide Price £600,000 - Freehold

 **Henry Adams**
estate agents



This charming and versatile home offers well-balanced accommodation with additional outbuildings, making it ideal for modern family living or multi-generational use.

- Extended Semi-Detached Home
- Front Aspect Sitting Room
- Peaceful Residential Location
- Kitchen/ Dining Room
- Lean-To/ Summer Room
- Additional Reception Room/ Bedroom
- Four Bath/ Shower Rooms
- Driveway Parking
- Great Sized Tiered Garden With Outbuildings
- Popular Schooling & Open Countryside Nearby

This charming and versatile home offers well-balanced accommodation with additional outbuildings, making it ideal for modern family living or multi-generational use. Located within easy reach of Haslemere's vibrant town centre, local amenities, and transport links, this property seamlessly blends comfort with practicality. Upon entering, you are welcomed into a sitting room, bathed in natural light, offering a cosy yet open feel. The heart of the home is the kitchen/dining room, a generous space perfect for entertaining, complete with ample work surfaces and storage. A lean-to extends from the kitchen, providing a flexible area overlooking the garden. There is a useful shower room off here. There is a split staircase off of the entrance hallway leading to a double bedroom/further reception room with fitted cupboards and en-suite. Upstairs, the property offers three further well-proportioned bedrooms. A family bathroom serves the upper floor.

A standout feature of this home is its bonus area, used by the current owners as a self-contained annexe, accessible via a separate entrance. This private space includes a kitchen/sitting room/bedroom and a dedicated en-suite, ideal for guests, extended family, or as an independent living area. Externally, the property enjoys a well maintained garden, with outbuildings. A **summer house** provides the perfect spot for a home office, creative studio, or relaxation space, while two **sheds** offer ample storage.

This home presents an exciting opportunity to enjoy a peaceful lifestyle in a sought-after location, with the added benefit of flexible living spaces and a wealth of character.

Services & Directions:

Mains: Gas, Electric, Water and Drainage

Waverley Borough Council: Band D 2025/26 (£2456.04)

EPC RATING: D

SATNAV: GU27 1PL What3Words: between.driveway.husky

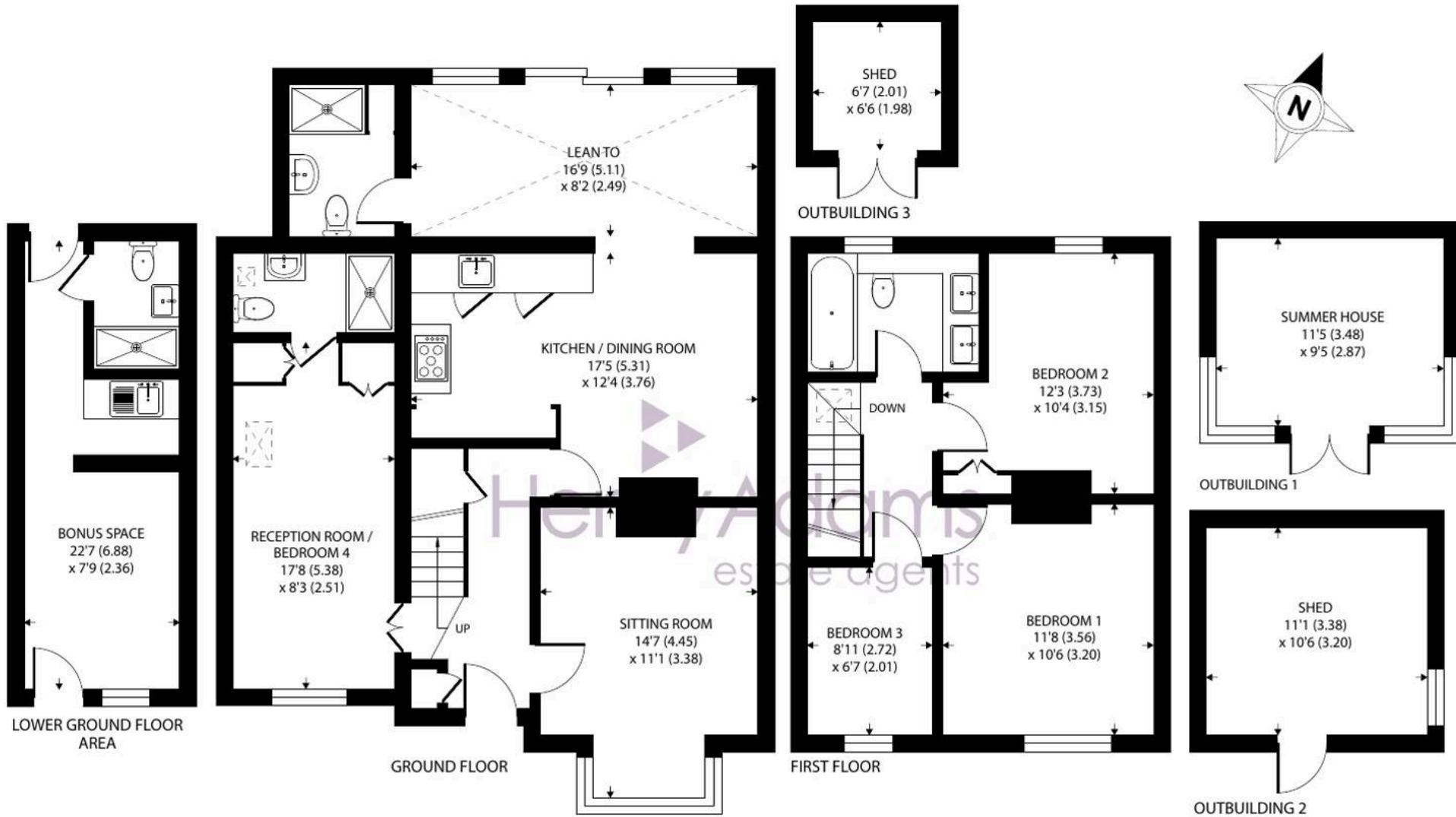
Location:

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.









Fir Tree Avenue, Haslemere, GU27

Approximate Area = 1237 sq ft / 114.9 sq m (exclude lean to)

Outbuildings = 309 sq ft / 28.7 sq m

Total = 1546 sq ft / 143.6 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). ©nchecom 2025.
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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.