



# THE PARTICULARS

Cherry Tree Avenue Haslemere  
GU27

£2,500 Per Month  
Furnished

-  3 Bedrooms
-  2 Bathrooms
-  1 Reception

## Features

- Contemporary design, - Open plan living/dining room, - Modern and well equipped kitchen, - Downstairs bedroom suite, - Two further first floor bedrooms, - Family bathroom, - Terrace, - Garden, - Far reaching views

## Council Tax

Council tax band not specified

Hamptons  
194 High St  
Guildford, GU1 3HZ  
01483 577 577  
GuildfordLettings@hamptons-int.com  
www.hamptons.co.uk

# A FABULOUS MODERN THREE BEDROOM HOUSE.

## The Property

A contemporary three bedroom detached family home, situated in an elevated position on this popular residential road with far reaching views and off street parking. The house, on the ground floor is mainly open plan and consists of a modern and well equipped kitchen, sitting area with contemporary log burner and dining area which has bi-fold doors opening onto the garden. Also on the ground floor there is a good sized ground floor bedroom and en-suite shower room. On the second floor there are two bedrooms both with fitted cupboards and a stylish and modern bathroom. Outside the front garden is mainly laid to borders and shrubs. The back garden has a spacious terrace with a lawned area.

## Location

The property is situated on the west side of Haslemere occupying an elevated position and is convenient for the shops at Weyhill and Herons leisure centre. Haslemere, about 1.5 miles distant, is situated on the border between Surrey, Sussex and Hampshire and is well placed for access to London either via the A3 London to Portsmouth road or via the main line station to London Waterloo. The town centre offers a wide range of shopping, sporting and leisure facilities and the area is renowned for its beautiful countryside which includes many walks and bridleways, as well as vast areas of National Trust land.



For Clarification  
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
		75	84
<small>Net energy efficient - higher rating costs</small> <small>Net energy efficient - higher rating costs</small>			
England & Wales		EU Directive 2002/91/EC	