



Hill Road, Haslemere  
Surrey, GU27



*Beyond your expectations*



# A beautifully presented detached 3 bedroom bungalow

Hamptons International

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Master Bedroom with En-Suite Bathroom | 2 Further Bedrooms | Shower Room | Cloak Room | Kitchen/Breakfast Room | Utility Room | Sitting Room | Dining Room | Double Garage | Gardens

Guide Price £950,000 Freehold

### Description

A beautifully presented single storey detached family home, situated in one of Haslemere's premier roads. The property is approached via a tarmacadam driveway providing vehicular access to a double garage beneath. Steps lead up to the front door opening into a bright and spacious hallway with doors leading to all rooms and to an internal stair case leading down into the garage - Of particular note (the garage, subject to the relevant consents could be converted into two further bedrooms or another large reception room)

The double aspect sitting room is complemented with a central fireplace and a front aspect bay window capturing the striking far reaching views. The larger than expected dining room gives access to the rear garden from sliding patio doors. For less formal dining there is a well planned kitchen/breakfast room, with a range of fitted cupboards under an expanse of worktops, further more there are several integrated appliances including a Neff electric oven and plate warming drawer. In addition there is a separate utility room also providing access to the rear garden. There are three double bedrooms at the property. The master bedroom has an en-suite bathroom with a three piece matching suite and a range of fitted wardrobes. The second bedroom also has fitted wardrobes and enjoys a pleasant outlook over the rear garden. The current owner currently uses the third bedroom as a study. Both bedroom two and three are served by a family shower room which has been refitted in recent years.

### Outside

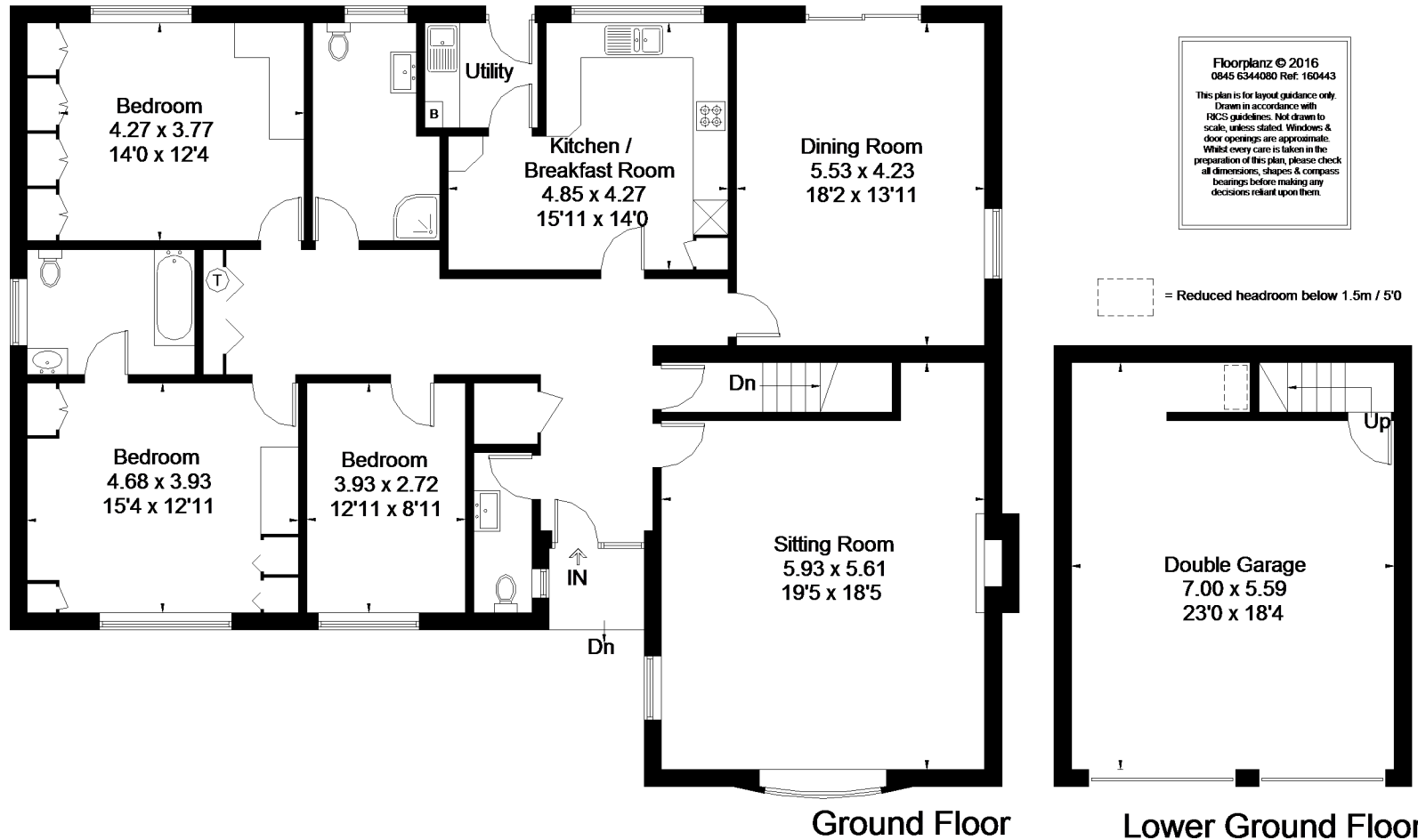
The front garden is predominately laid to lawn flanked with herbaceous borders and mature hedgerows. The rear garden has been extensively landscaped with beautiful stone retaining walls. There are areas of lawn with steps leading up to all levels. The gardens are a particular feature of this property offering great deal of seclusion and privacy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Hill Road, Haslemere

Approximate Gross Internal Area  
219.2 sq m / 2359 sq ft



**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



