



Courts Hill Road, Haslemere
Surrey, GU27



Beyond your expectations

A beautifully presented detached bungalow. EPC: D

Hamptons International

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Master Bedroom with En-Suite Shower Room | 2 Bedrooms | Family Bathroom | Sitting Room | Dining Room | Kitchen Breakfast Room | Conservatory | Double Garage | Utility Room | Cloakroom | Storage Room | Garden

Guide Price £820,000 Freehold

Description

A beautifully presented detached three bedroom property providing accommodation arranged over one level, presented to a high standard throughout and situated within a short distance of the High Street and railway station. Approached by a driveway to the front of the property providing adequate off road parking leading to a double garage. The front door opens into a central hallway with doors to all rooms. The double aspect sitting room is further complemented with an open fire with a stone surround. For formal entertaining there is a separate dining room leading directly from the sitting room. Glazed doors lead out into a conservatory, providing additional bright and airy accommodation. The refitted kitchen is the heart of the home, providing vast selection of wall and base units with integrated appliances and large fridge freezer. The kitchen is large enough to accommodate a table and four chairs, ideal for younger families with a door out to the rear garden. The larger than expected master bedroom has a separate en-suite shower room whilst the two further bedrooms are served by a family bathroom with a four piece suite including a separate shower. In addition to the internal accommodation, attached to the double garage is a separate utility room and store room which would make an ideal home office.

Outside

The gardens are a particular feature, expanding around the full extent of the property. Accessed at the front via five bar gate. The garden has level areas of lawn, flanked

with herbaceous borders, enclosed with mature hedgerows and specimen trees. There is a paved terrace adjoining the property providing a secluded private area for outside entertainment.

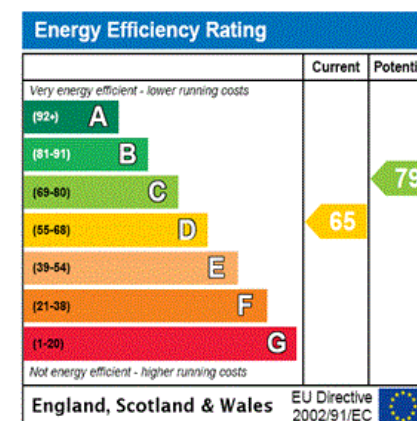
Location

Courts Hill Road is a well regarded residential road in the centre of Haslemere, approximately quarter of a mile from the station and High Street. Haslemere 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 mainline 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 land in the ownership of the National Trust. Other facilities in the area include sailing on the South Coast, golf courses at Liphook and Hindhead and theatres at Guildford and Chichester.

Additional Information

Services: All Mains Services are connected.

Local Authority: Waverley Borough Council

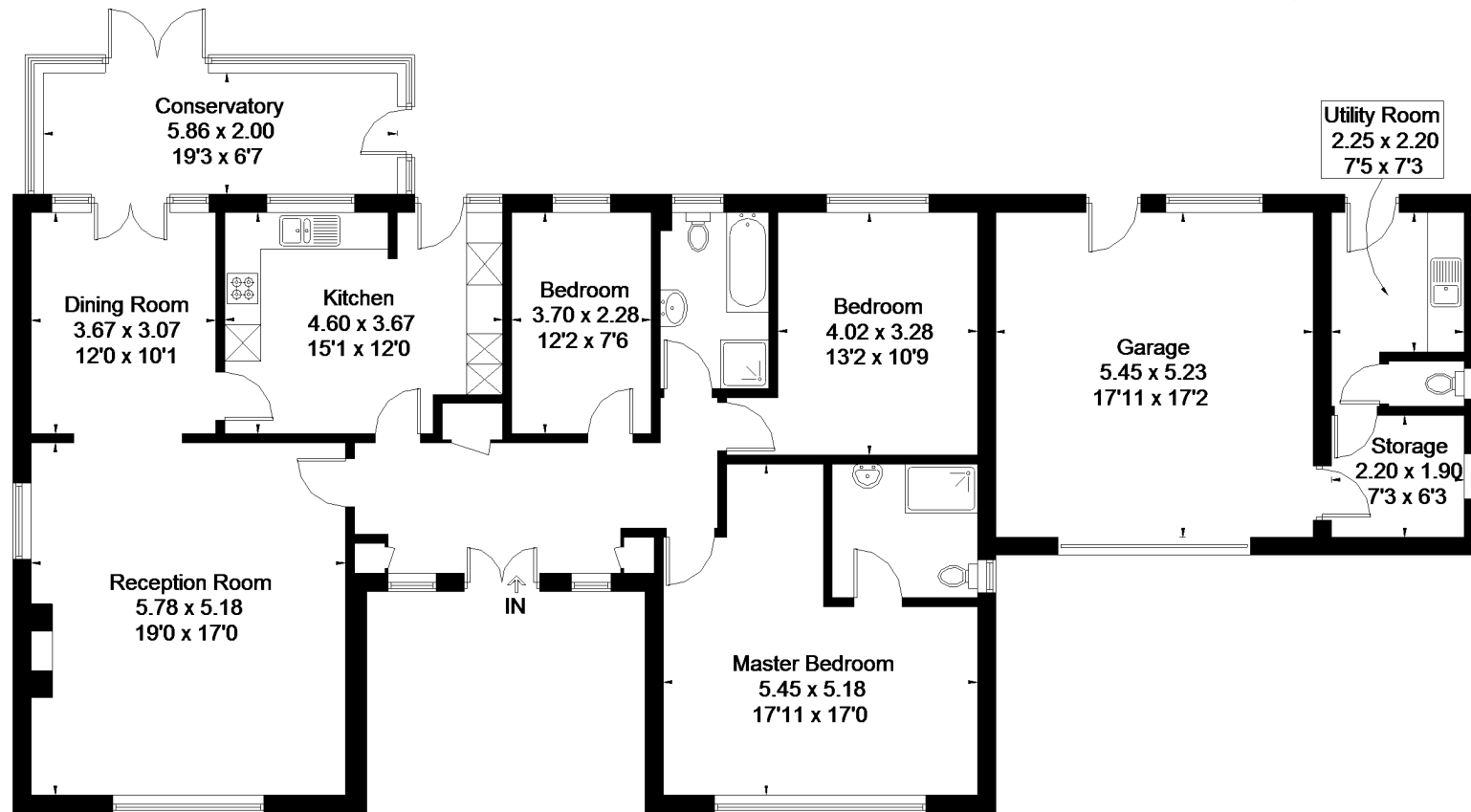


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Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft

Garage / Utility Room / Storage = 41.7 sq m / 449 sq ft

Total = 186.9 sq m / 2012 sq ft



Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 162676

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.

