



Heath Road, Hammer
Haslemere, Surrey, GU27

HAMPTONS
INTERNATIONAL

Beyond your expectations

A delightful 2 bedroom semi-detached house

Hamptons International

20 High Street, Haslemere, Surrey, GU27 2HJ

Sales. 01428 642307

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www.hamptons.co.uk

2 Bedrooms | Bathroom | Sitting Room | Dining Room | Kitchen | Utility Room | Downstairs WC | Off Road Parking | Gardens front and rear.

Guide Price £400,000 Freehold

Description

An attractive bay fronted two bedroom semi detached house, built in the early 1900s, situated in this popular residential village road in Hammer. From off road parking a path leads to a covered entrance giving access to the front door. The front aspect sitting room extends into a bay sash window overlooking the front garden. A door leads into a second reception room which in turn gives access to a fitted kitchen complemented with a range of units under an expanse of worktops and a door leading out to the rear garden. In addition there is a further room which provides a utility area and downstairs WC. The first floor is of equal merit providing two bedrooms and a family bathroom.

Outside

The house is set back from the road behind its front garden providing off street parking. A pathway to the side provides gated access to the rear garden extending approx. 70ft and west facing with two timber sheds.

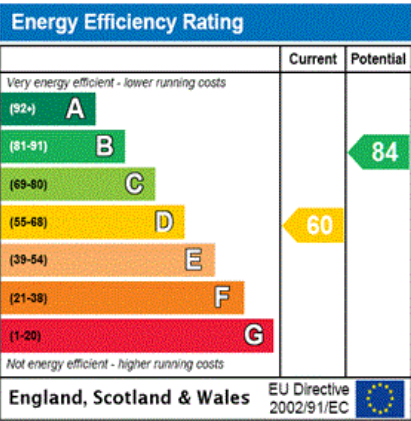
Location

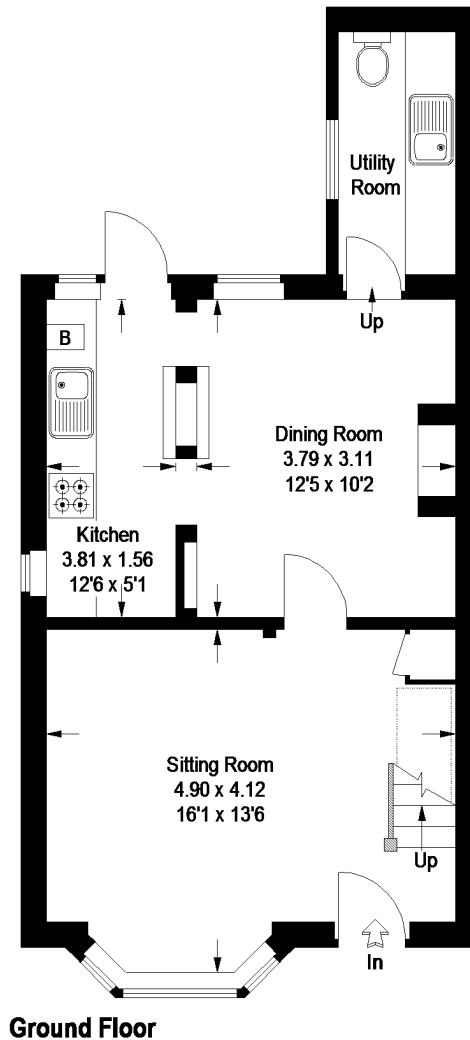
The property is ideally placed on the outskirts of the town and approximately 1.6 miles from the mainline railway station which offers a regular service to London Waterloo in just under an hour. Haslemere High Street which offers excellent shopping facilities, a choice of restaurants, pubs and coffee shops, along with a tennis club and leisure centre. 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, together with racing at Goodwood and theatres at Guildford and Chichester.

Additional Information

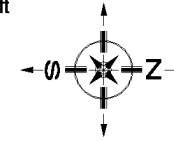
All Mains Services are connected





Heath Road, Haslemere, Surrey

Approximate Gross Internal Area :-
79 sq m / 850 sq ft



□ = Reduced headroom
below 1.5 m / 5'0

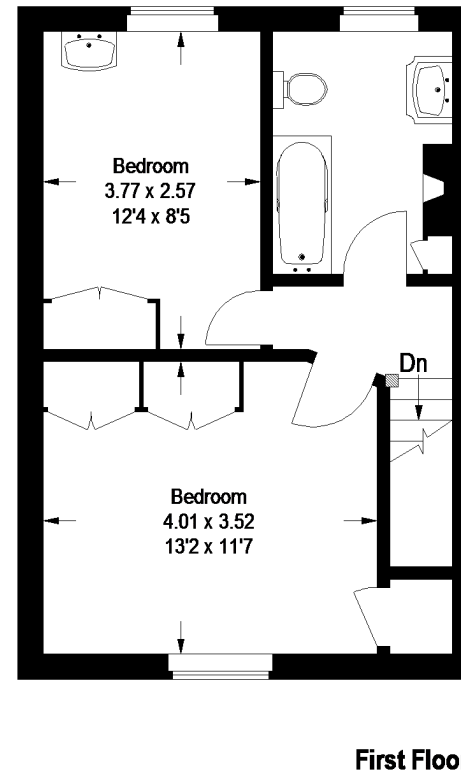


Illustration For Identification Purposes Only. Not To Scale
Job Ref. 187327

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.



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