

wpr

62 West Close

£535,000

Fernhurst | Haslemere | GU27 3JT



62 West Close

Fernhurst, Haslemere, GU27 3JT

£535,000 Freehold

- Fernhurst Village 0.25 miles
- Haslemere mainline train station 4 miles
- Guildford/Chichester 20 miles
- A3 6.8 miles
- M25 34 miles

Well presented family home in a village setting.

- Sought after village location
- Modern family home
- 3 bedrooms, bathroom and downstairs w/c
- Open plan living accommodation
- Sitting area with log burner
- Driveway with electric vehicle charging point
- Wonderful private garden with outbuildings

DESCRIPTION: A well finished semi-detached family home situated in the popular village of Fernhurst.

Downstairs the property consists of a wide, usable entrance hallway, downstairs wc and a study. Continuing to the rear of the property, an open plan dining/living room, this wonderful space also benefits from bi fold doors that open onto the garden. Leading off from the dining room is a well appointed kitchen, perfect for entertaining.

Upstairs are 3 good sized double bedrooms and a modern family bathroom. The property also benefits from an insulated loft room with power, currently used as a cinema/snug and benefiting from a velux window which looks across the south downs

Externally, you will find offstreet parking, a generous garden with patio, lawn and flower beds, complete with a workshop and additional outbuildings.



LOCATION Situated within the village of Fernhurst, quietly located in a cul-de-sac within a short walk of the village centre which boasts a range of local shops including a local convenience store and a fruit and veg shop plus a Doctor's surgery. The village also has a very good school and an active community with a wide range of clubs and facilities. Fernhurst is a sought after village set 3 miles due south of Haslemere and in the South Downs National Park. Midhurst and Haslemere offer thriving period town centres, additionally Haslemere benefits from a rail link to Waterloo. The countryside surrounding Haslemere and Midhurst is well known for its outstanding natural beauty, including Blackdown and Woolbeding Common.

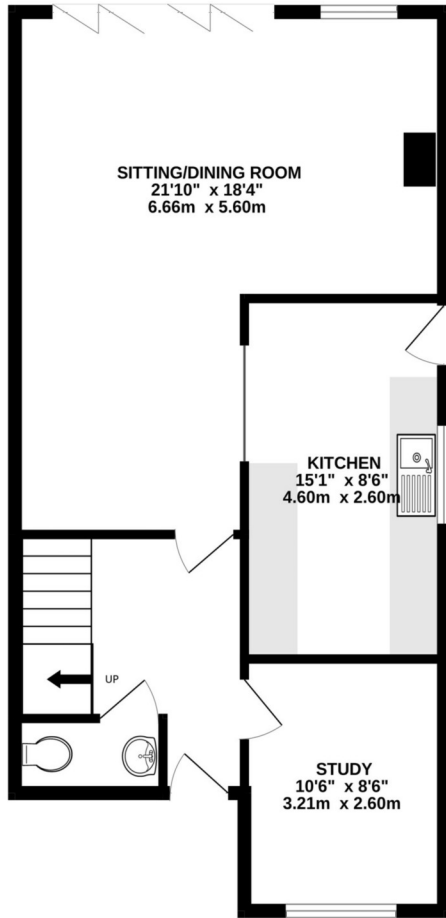
DIRECTIONS From our Haslemere office on the High Street proceed west onto Lower Street, turning left into Shepherd's Hill (A286 Midhurst Road). Follow road to Fernhurst and turn right at the central cross roads, West Close is on your right 200 meters down this road.

COUNCIL TAX CDC - Tax Band D

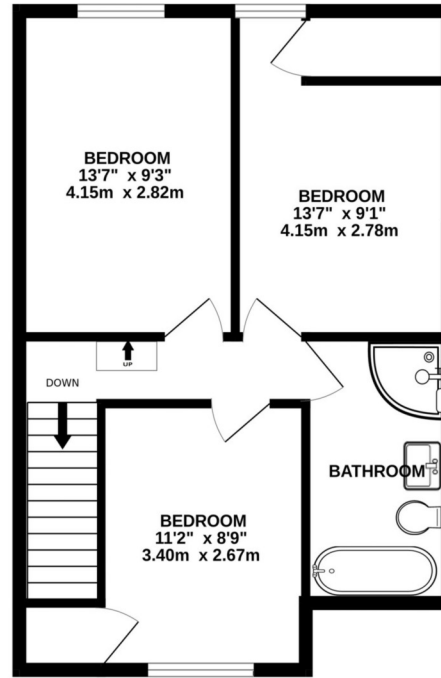
SERVICES Mains services and gas central heating



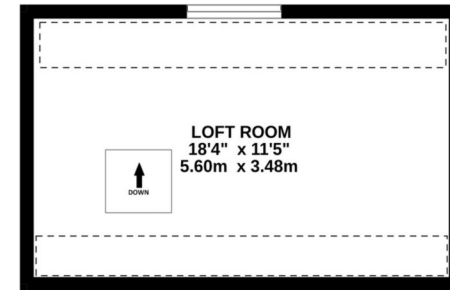
GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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