

warren
powell-richards

24 Ash Grove | £200,000

Fernhurst | Haslemere | Surrey | GU27 3HL



24 Ash Grove

Fernhurst, Haslemere, Surrey, GU27 3HL

£220,000 Freehold

- Haslemere town centre 3.3 miles
- Fernhurst village centre 250 yards
- Haslemere mainline train station 3.7 miles
- Guildford/Midhurst 17.8/5.4 miles
- A3 5.8 miles
- M25 25.4 miles

A two bedroom retirement bungalow within a short walk of the village centre

- Light and bright with outlook over communal gardens
- Sitting/dining room
- Kitchen
- Shower room with walk in shower
- 2 bedrooms
- Gas fired boiler and double glazing
- Parking
- Communal garden with seating area
- On-site manager
- Residents must be over 60

DESCRIPTION

An attractive modern retirement bungalow set in a small close of similar properties and within a short level walk of the thriving village of Fernhurst. The bungalow has been carefully designed, with the benefit of light and bright rooms. 24 Ash Grove is situated in a quiet location with a delightful outlook front and back. The accommodation comprises 2 bedrooms, bedroom 2 has doors opening to the rear communal garden, living room, kitchen, shower room and has the benefit of good storage cupboards.



LOCATION: Situated in a small close approximately 250 yards from Fernhurst village centre, which offers an excellent range of local amenities including a range of shops, primary school, doctors' surgery, church and public house. Haslemere lies c. 3 miles north and offers a thriving period town centre along with a rail link to Waterloo and a leisure centre. In addition, the countryside surrounding Haslemere is well known for its outstanding natural beauty, providing opportunities for walking, including Blackdown and the Devil's Punch Bowl. The coast is approximately 20 miles to the south, whilst there are a number of local golf courses and racing at Goodwood.

DIRECTIONS: From Haslemere High Street proceed west onto Lower Street turning left into Shepherds Hill (A286) Midhurst Road. Stay on this road to Fernhurst. In the village centre turn right into Vann Road second left into The Leys and Ash Grove is first right.

SERVICE CHARGE:

Maintenance charge £2640 per annum

COUNCIL TAX:

Chichester District Council Tax Band D

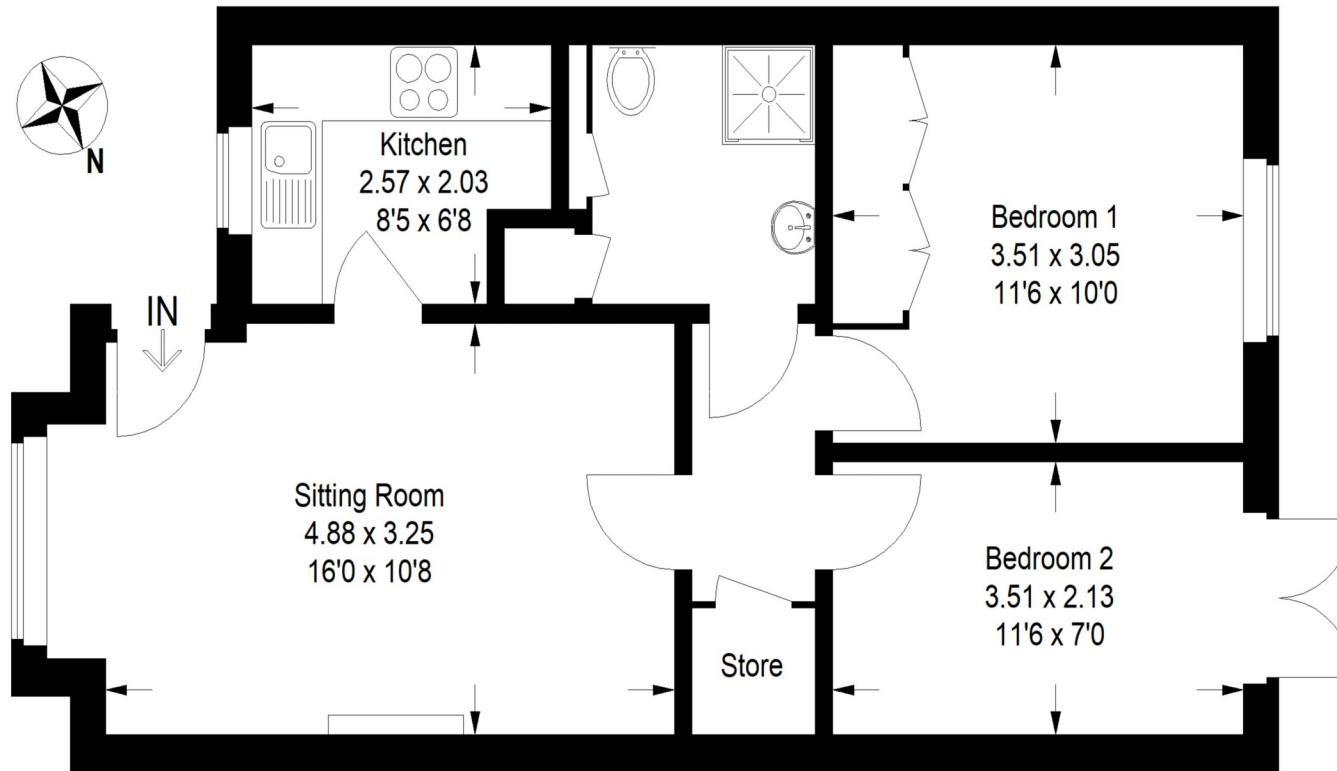
(Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES: All mains services and gas



24 Ash Grove Fernhurst

Approximate Gross Internal Area = 50.3 sq m / 541 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

FloorplansUsketch.com © 2021 (ID 743785)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		90
81-91	B		
69-80	C		71
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere •

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