

warren
powell-richards

12 Critchmere Lane | £450,000

| Haslemere | Surrey | GU27 1PE



12 Critchmere Lane,
Haslemere, Surrey, GU27 1PE

£450,000 Freehold

- Haslemere town centre 1.4miles
- Haslemere mainline train station 1 mile
- A3 2 miles
- Guildford 16.2 miles
- M25 23.8 miles

Detached Chalet with potential for extension, one mile from Haslemere Station.

- Sitting room
- Kitchen/breakfast room
- Ground floor bedroom
- Bathroom
- 2 first floor bedrooms
- Gas central heating and double glazing
- Beautifully displayed gardens
- Garage and parking

DESCRIPTION

A detached character chalet set in an elevated position on a residential road within half a mile of good local shopping and schools., The house is set back from the road and is screened by an attractively stocked front garden. The flexible accommodation has generously proportioned rooms and could easily be extended to provide a first floor bathroom by the addition of a dormer on the first floor. The house also has the benefit of off street parking for two cars and a garage.



LOCATION

Set within walking distance of an excellent range of local amenities such as Tesco, M&S Foodhall, Shottermill Infant and Junior schools, Hasleway centre and Haslemere Leisure Centre. Haslemere station provides a frequent service to London Waterloo and the A3 trunk road can be accessed at Hindhead. The extensive heath land surrounding the town is mainly owned by the National Trust. There are numerous sporting and recreational facilities in and surrounding Haslemere including a number of golf courses. The south coast is c. 25 miles distant.

DIRECTIONS

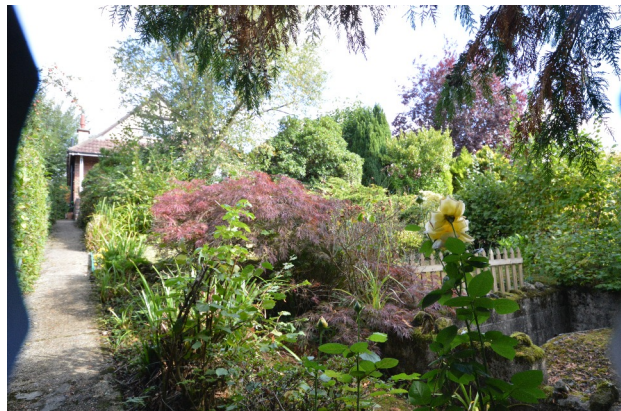
From our Haslemere office on the High Street proceed west onto Lower Street, past the station and through Wey Hill. After the petrol station turn forth left into Liphook Road. Right into Critchmere Lane and the property will be found on the right.

COUNCIL TAX

Waverley Borough Council Tax Band E

SERVICES

All mains services.

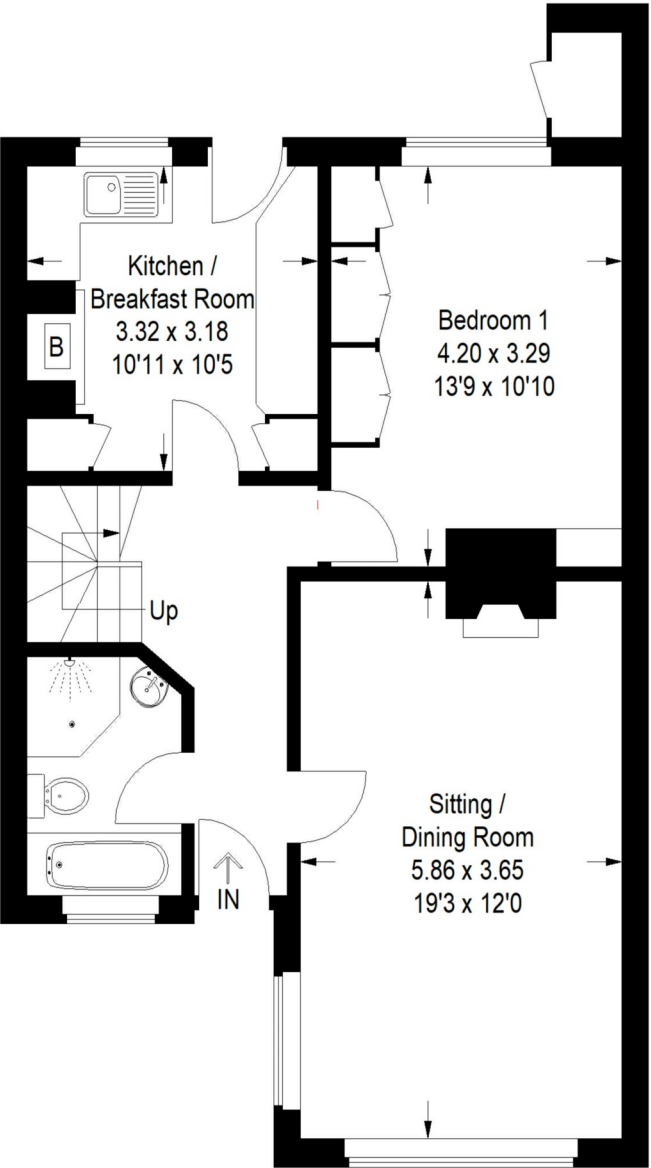


Critchmere Lane

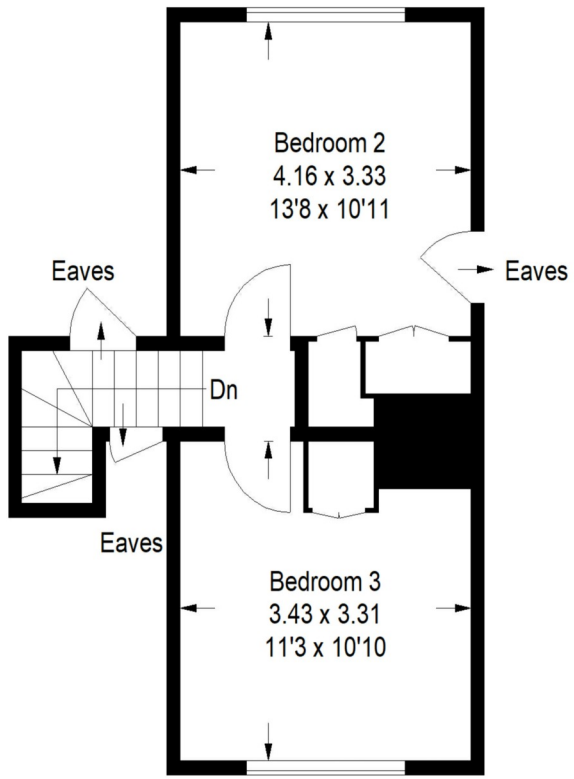
Approximate Gross Internal Area
 Ground Floor (Excluding Single Garage) = 62.2 sq m / 669 sq ft
 First Floor = 27.6 sq m / 297 sq ft
 Total = 89.8 sq m / 966 sq ft



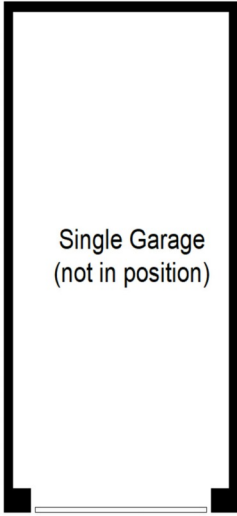
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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