

34 St Christopher's Road | £575,000

Haslemere | Surrey | GU27 1DQ

warren
powell-richards



34 St Christopher's Road,
Haslemere, Surrey, GU27 1DQ

£575,000 Freehold

- Haslemere town centre/ Wey Hill 1 miles/100 yards
- Haslemere mainline train station 0.5 miles
- Guildford 16 miles
- A3 2.2 miles
- M25 23.6 miles

Centrally located for all of
the amenities of Haslemere,
a detached family home.

- Detached character house
- Thoughtful blend of character and modern
- 3 bedrooms
- Great entertaining space
- Kitchen with adjoining open plan dining/conservatory
- Sitting room with wood burner and study
- Garden and driveway parking
- Short walk of local amenities

DESCRIPTION: A charming detached family house built we believe in the early 1900's, thoughtfully maintained and retaining many original features including the front door and windows. You enter this charming home via the tiled porch through the part stained glass front door into the reception hall. The sitting room is bright and light with a fireplace complete with a log burner. The dining room along with the conservatory and kitchen make a great entertaining space, with easy flow between the rooms. The conservatory enjoys under floor heating and has double doors opening onto the garden. From the dining room access can be gained to the study. Upstairs there are 3 good sized bedrooms



with large windows and a bathroom fitted with a white suite, panelled and tiled walls and a separate WC. Outside to the front there is a gravelled parking area for a car. Access to the rear can be gained through a gate to one side. The rear garden is laid primarily to lawn and enclosed by timber panel fencing and mature hedging.

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, which is also in walking distance and the A3 trunk road can be accessed at Hindhead. The extensive heathland surrounding the town is mainly owned by the National Trust and Polecat Valley is within ½ mile and leads to Hindhead Common and the Devils Punchbowl. There are numerous sporting and recreational facilities in and surrounding Haslemere.

DIRECTIONS: From Haslemere High Street head past the station into Wey Hill. At the crest of the hill turn left into St Christopher's Road whereupon 34 will be found on the right towards the end of the road.

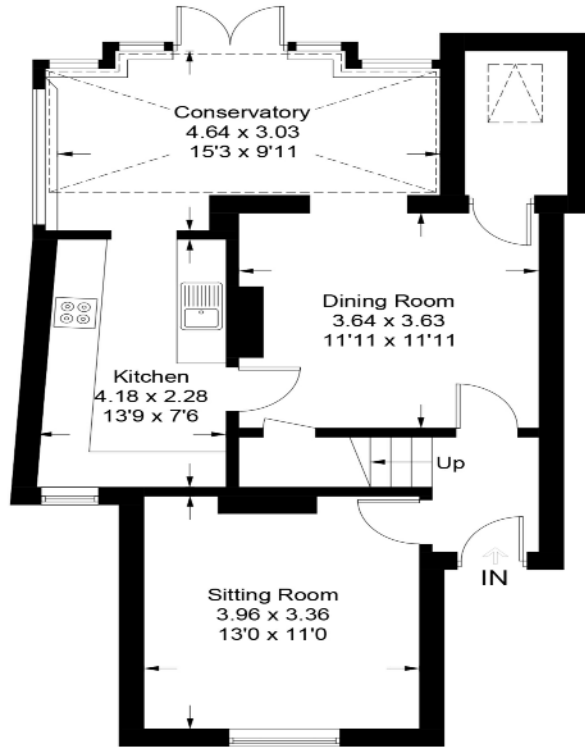
COUNCIL TAX: Waverley Borough Council - Tax Band D

SERVICES: Mains services and gas central heating

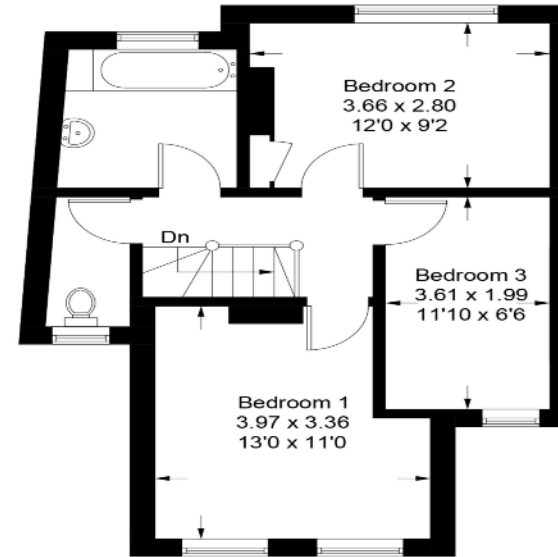


Westerleigh, 34 St. Christophers Road

Approximate Gross Internal Area = 102.5 sq m / 1103 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID779429)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

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