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5 Catherine Villas

£359,950

Kings Road | Haslemere | GU27 2QJ



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£359,950 Freehold

- Haslemere town centre/ Wey Hill 0.8/0.4 miles
- Haslemere mainline train station 0.3 miles
- A3 2.4 miles
- Guildford 16.0 miles
- M25 24.5 miles

Perfectly located, a beautifully presented town house with parking.

- Town house a few minutes walk of the town
- Well presented throughout
- Modern kitchen
- Living room with French doors onto terrace
- 2 bedrooms
- Bathroom with shower over bath
- Gas heating
- Rear garden and parking

DESCRIPTION

A modern town house with off street parking and garden with the added benefit of PV solar panels. Perfectly located on between the old and modern parts of Haslemere yet within minutes of the station and with easy access to open countryside including Swan Barn, Hindhead common and Black Down. The property provides accommodation over 3 floors, the sitting room has a door opening onto the garden which is designed for low maintenance. The kitchen is in good order and has space for a table. There is a cloakroom as well as a full bathroom whilst on the first floor there are 2 bedrooms. Outside to the front there is a parking space and access can be gained into the rear garden.



The rear garden is paved and an ideal spot for alfresco dining.

LOCATION: The property sits in an extremely convenient position, within minutes walk of the mainline train station which provides a frequent service to London Waterloo and Portsmouth (in under an hour), Haslemere High Street, Wey Hill and open countryside. Haslemere provides a comprehensive range of amenities including shopping facilities from one-off boutiques to major high street names. Schools for all age groups can be found in the immediate area. In addition the Leisure Centre is approximately 1/3 of a mile away offering a wide range of sports and recreational programmes. The countryside surrounding Haslemere is well known for its outstanding natural beauty, providing opportunities for walking and riding including Blackdown and the Devil's Punch Bowl. The coast is approximately 25 miles to the south.

DIRECTIONS: From Haslemere High Street continue into Lower Street and just after the station bear left into Kings Road. Whereupon the property will be found on the right after approximately 300 yards.

COUNCIL TAX: WBC Tax Band D

SERVICES: Mains services and gas central heating



Moorfield Road Camelsdale

Approximate Gross Internal Area = 118.2 sq m / 1272 sq ft

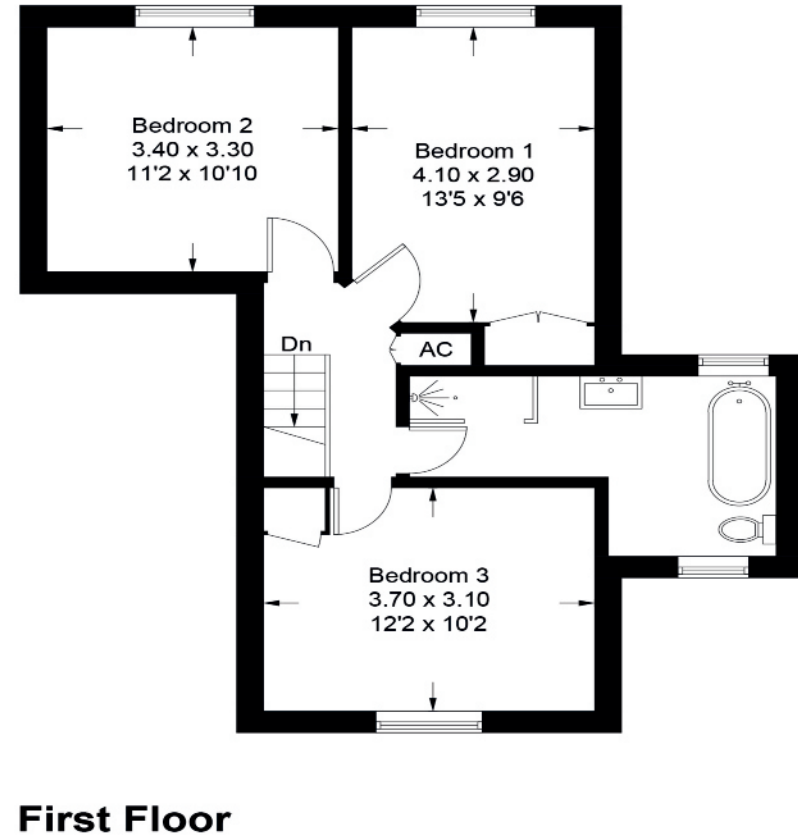
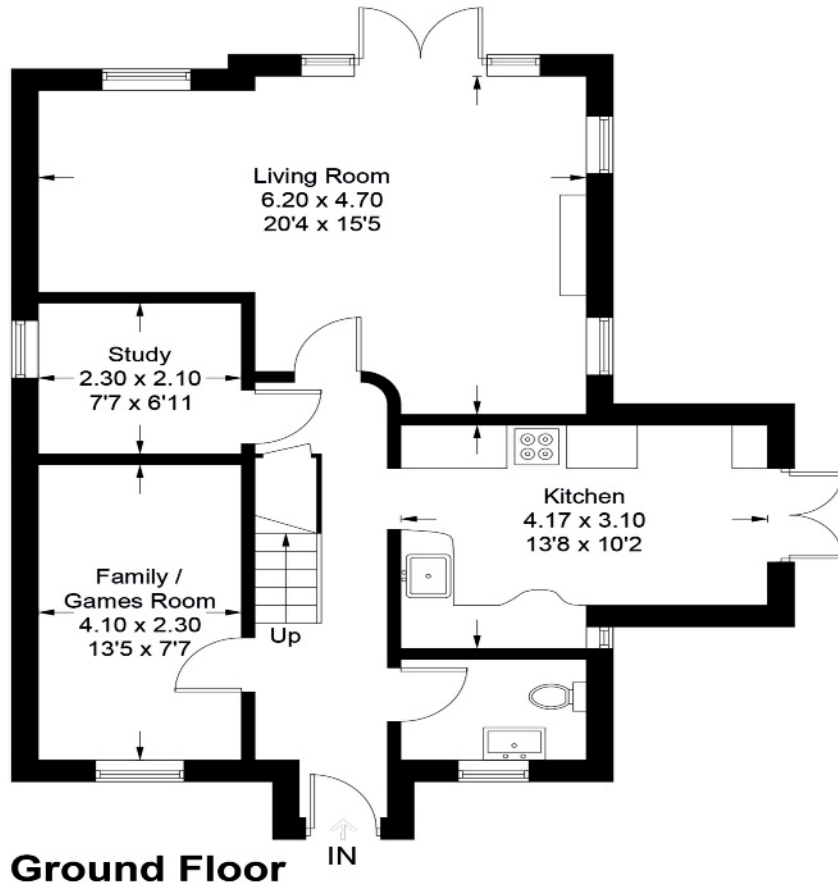


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID973204)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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