

23 Chestnut Avenue | £625,000

Haslemere | Surrey | GU27 2AT

warren
powell-richards



23 Chestnut Avenue,
Haslemere, Surrey, GU27 2AT

£625,000 Freehold

- Haslemere town centre 0.3 miles
- Haslemere mainline train station 0.4 miles
- Guildford 13.2 miles
- A3 3.3 miles
- M25 22 miles

Tucked away in an incredibly convenient location within a short walk of the town centre and station.

- NO ONWARD CHAIN
- Attractive detached modern cottage
- Situated at the end of a small cul-de-sac
- Main bedroom with en-suite shower room
- 2 Further bedrooms and a bathroom
- Sitting/dining room plus conservatory
- Attached garage with additional parking
- Attractive and secluded south west facing garden
- Walk of the Town centre and Main Line Station

DESCRIPTION -Offered for sale for the first time since the property was built in the mid 1990's and situated in a wonderful central location, tucked away in a quiet position yet within 1/3 of a mile of the town centre and main line station. Thoughtfully and carefully maintained the property provides light and bright accommodation. On the ground floor the accommodation comprises a reception hall with an area ideally suited for a desk, cloakroom, Kitchen sitting /dining room and conservatory, with 3 bedrooms, en suite shower room and family bathroom on the 1st floor. Outside lies an



established and well maintained established plot, approached over a gravel driveway which leads to an attached garage with additional parking. A path leads to the front of the house screened by mature hedging. The rear garden enjoys the afternoon sun and is primarily laid to lawn with borders planted with a range of mature shrubs

LOCATION

Haslemere provides a comprehensive range of amenities including shopping facilities with boutique and High Street names including Waitrose and Boots, a mainline station providing a frequent service to London Waterloo in under the hour and schools for all age groups. The town centre and Swan Barn National Trust owned land adjacent to the High Street are within a short walk walking distance. Haslemere is surrounded by some wonderful countryside much owned or managed by the National Trust, 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 turn into West Street and just as you enter Bridge Road. bear right into Chestnut Avenue. Continue to the top through the brick piers whereupon 23 will found round to the left.

COUNCIL TAX - WBC Tax Band F

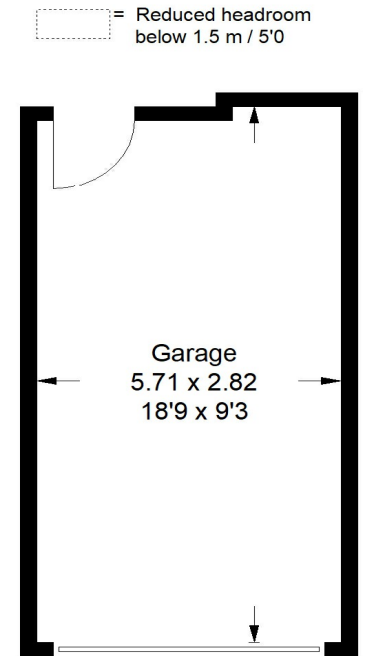
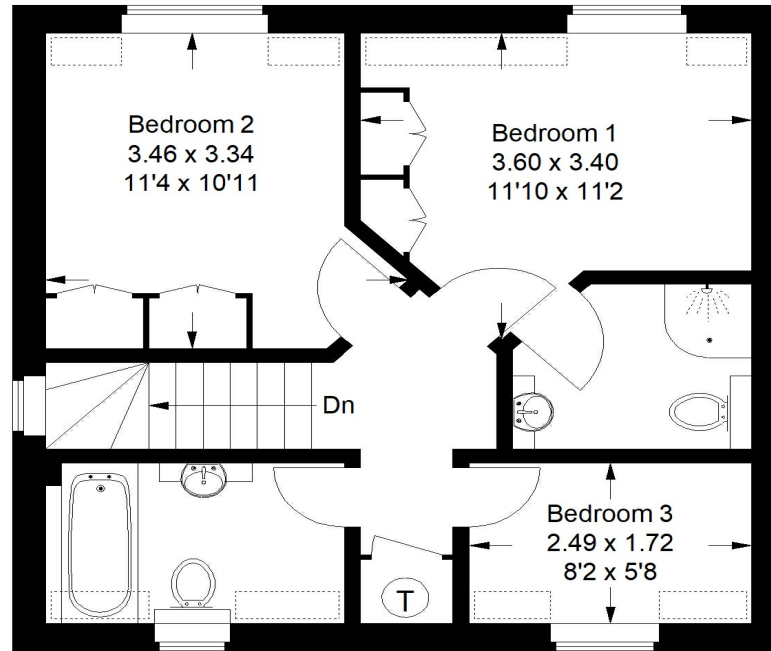
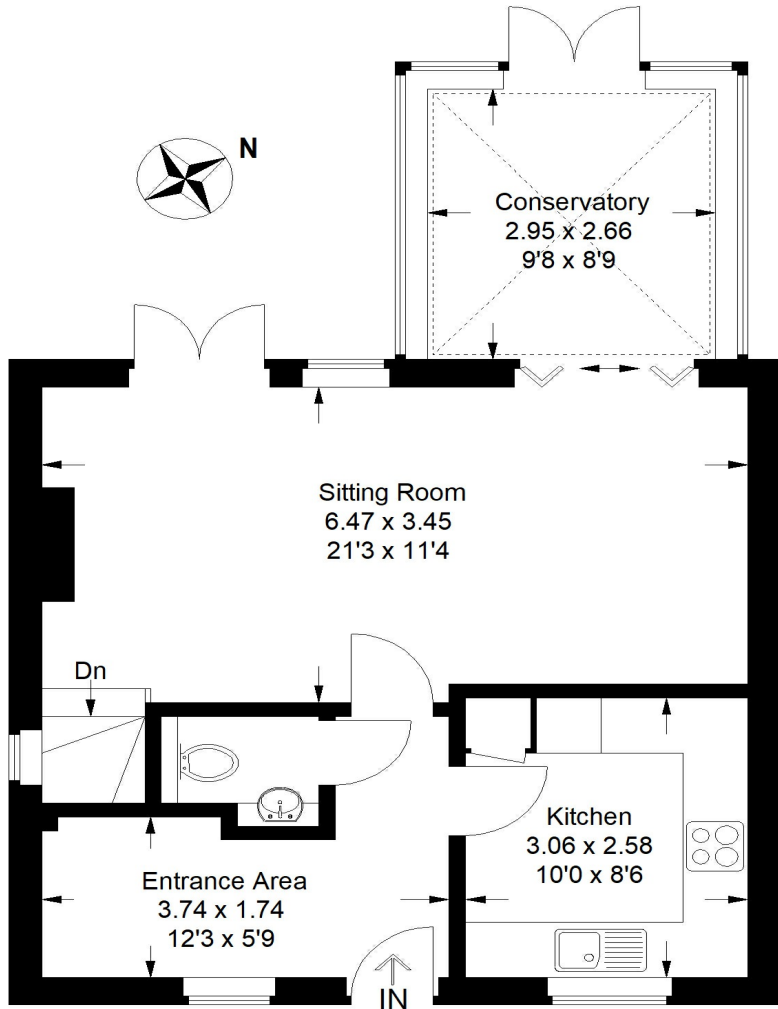
SERVICES- Gas heating and mains services.



Chestnut Avenue

Approximate Gross Internal Area
 Ground Floor = 51.2 sq m / 551 sq ft
 First Floor = 41.9 sq m / 451 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 109.2 sq m / 1175 sq ft

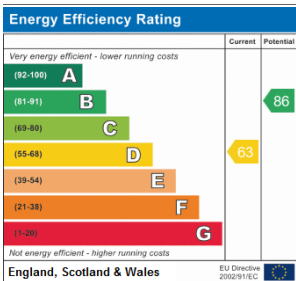
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



Ground Floor

First Floor

(not in position)



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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright. W1110