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Cobwebs, 119a Camelsdale Road | £465,000

Camelsdale | Surrey | GU27 3RJ





## Cobwebs, 119a Camelsdale Road

Camelsdale, Haslemere GU27 3RJ

£465,000 Freehold

- Haslemere town centre 1.5 miles
- Haslemere mainline train station 1.4 miles
- Guildford 15.9 miles
- A3 2.9 miles
- M25 25.6 miles

A charming 3 bedroom detached house set in a beautiful sunny garden.

- Perfectly situated for local amenities
- 2 Reception rooms
- Kitchen
- Cloakroom
- 3 double bedrooms
- Family bathroom
- Gas heating & double glazing
- Large southerly facing garden
- Off street parking

**DESCRIPTION** Offered for sale with no onward chain and occupying a central position in the village with the local highly regarded and popular primary school, recreation ground, local shop and Marley Common on your doorstep. Haslemere town centre and station are just over a mile away. Built in the early 1990's, the current owner has enjoyed living in the house over the past 20 years; thoughtfully maintained throughout but will now offer the new owners with an opportunity to update. The garden is a beautiful feature of the property, southerly w facing and extends to approximately 100 feet. Overall the accommodation is light and spacious with parking to the front of the house for 1 or 2 cars.





**LOCATION:** Occupying a central position in the village with the local highly regarded and popular primary school, recreation ground, local shop and Marley Common (NT) within a short walk. The shops in Wey Hill including M&S and Tesco are in easy reach as is Haslemere town centre and the mainline station. Haslemere provides a wide range of facilities and amenities and the A3 can be accessed at Hindhead. Haslemere is surrounded by some wonderful countryside much owned or managed by the National Trust, including Blackdown and the Devil's Punch Bowl. The coast is approximately 25 miles to the south, whilst there are a number of local golf courses, together with polo at Cowdray Park and racing at Goodwood.

**DIRECTIONS:** From our Haslemere office on the High Street proceed west onto Lower Street following the road for just over a mile, turning left into Liphook Road (just after the petrol station). Follow this road to the roundabout, turning left into Camelsdale Road. Whereupon Cobwebs will be found on the right opposite the Tea Room.

**COUNCIL TAX**

Waverley Borough Council - Tax Band E

**SERVICES** All main services



# Camelsdale Road

Approximate Gross Internal Area = 91.6 sq m / 986 sq ft

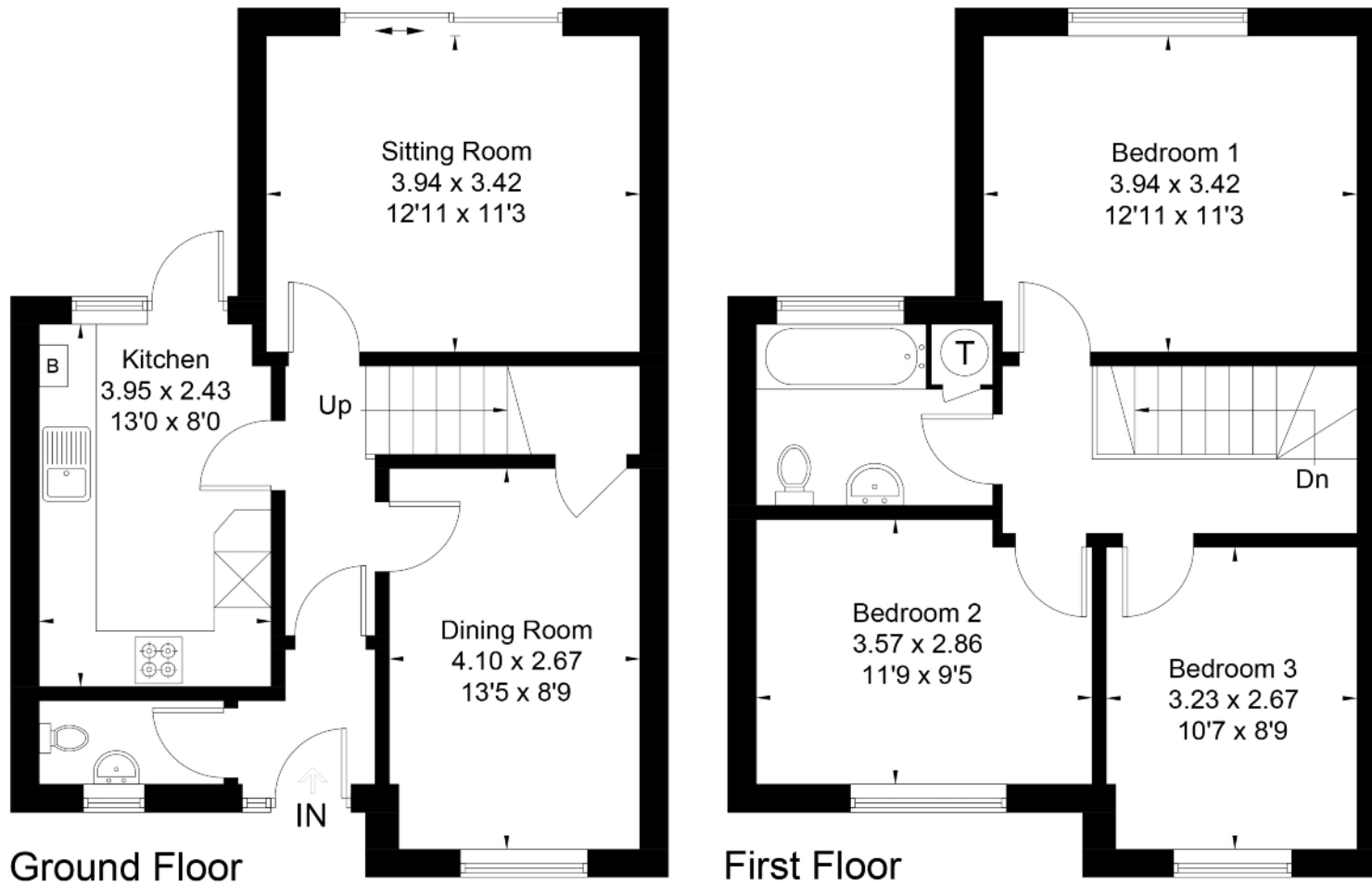


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID873472)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	62

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