

Sunbeams, 1 Highbury Grove, | £375,000

| Haslemere | Surrey | GU27 1BB

warren ■
powell-richards



1 Highbury Grove, Haslemere, Surrey GU27 1BB

£375,000 Freehold

- Haslemere town centre 0.8 miles
- Haslemere train station 0.8 miles
- A3 3.8 miles
- Guildford 16 miles
- M25 24 miles

Set in a private road, 0.8 of a mile from the Station and High Street with an opportunity for updating.

- Walk of High Street & Main Line Station
- Quiet Location in a private cul-de-sac
- 2 Bedrooms, 2 Bathrooms
- 2 Reception rooms
- Kitchen/breakfast room
- New Boiler (March 20)
- Parking & Garden

DESCRIPTION Coming to the market for the first time in over 60 years a semi detached family chalet bungalow conveniently and quietly located in a private cul de sac. The property has been rented for the past 8 years, the majority of the windows are double glazed and a new gas fired boiler was fitted in March 2020 however the property would now benefit from modernisation. The accommodation comprises on the ground floor sitting room with fireplace and a bay window, a dining room with an open fire place and access onto the patio and garden, kitchen with space for a table and double aspect, bedroom 2 and a bathroom whilst on the



first floor there is a bedroom with an en-suit shower room. Outside there is a gravelled parking area which could be extended if more space was required, A path to the side of the property leads to the private rear garden. The garden is south facing and primarily laid to lawn with 2 secluded patio area's. The garden is enclosed by fencing.

LOCATION Located within .8 of a mile of Haslemere Town centre and station and with easy access to open countryside. 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. 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, whilst there are a number of local golf courses, together with polo at Cowdray Park and racing at Goodwood.

DIRECTIONS: From the High Street, proceed north past the museum and take the next turning on the right into Church Lane, over the railway bridge and on into High Lane. Proceed for approximately 0.2 of a mile bearing right into Chatsworth Avenue whereupon Highbury Grove will be found on the left after 140yds.

COUNCIL TAX Waverley Borough Council:Tax Band D
(Correct at time of publication and is subject to change following a council revaluation after a sale)


SERVICES All mains services.



1 Highbury Grove Haslemere

Approximate Gross Internal Area = 79 sq m / 850 sq ft



 = Reduced headroom below 1.5m / 5'0"

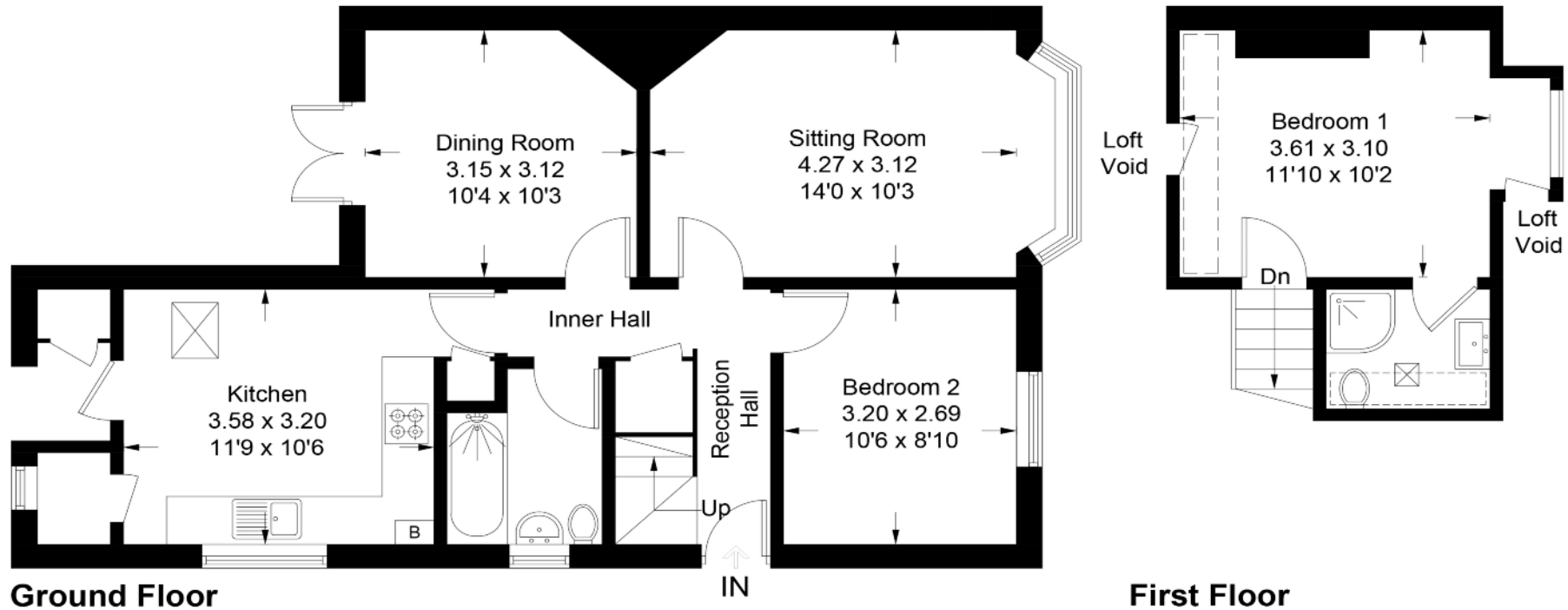
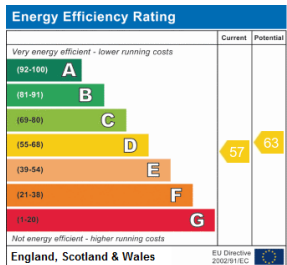


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID670883)



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