

warren 
powell-richards

45 Critchmere Lane | £475,000

| Haslemere | Surrey | GU27 1PT



45 Critchmere Lane,
Haslemere, Surrey, GU27 1PT

£475,000 Freehold

- Haslemere town centre 1.5 miles
- Haslemere mainline train station 1.1 miles
- A3 2 miles
- Guildford 16.2 miles
- M25 23.8 miles

A beautifully presented
detached character house
walk of shops and station.

- Sitting room with fireplace
- Beautifully refitted kitchen with integrated appliances
- Dining room
- Cloakroom
- 2 Double bedrooms
- Family bathroom
- Gas central heating and double glazing
- Beautifully displayed gardens
- Parking

DESCRIPTION

A beautifully presented detached character cottage situated on a residential road on the western fringes of Haslemere, with generous reception rooms and an excellently refitted kitchen/breakfast room with bi-fold doors opening onto the garden. Additionally on the ground floor there is a cloakroom whilst on the first floor there are 2 double bedrooms and a bathroom. The house has the benefit of off street parking and a beautiful garden, well stocked, divided into 3 distinct areas including a south facing alfresco dining area.



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 heath land surrounding the town is mainly owned by the National Trust. There are numerous sporting and recreational facilities in and surrounding Haslemere including a number of golf courses, polo at Cowdray and racing at Goodwood. The south coast is c. 25 miles distant.

DIRECTIONS

From our Haslemere office on the High Street proceed west onto Lower Street, past the station and through Wey Hill. After the petrol station turn forth left into Critchmere Hill. Continue to the bottom of the hill and turn left into Critchmere Lane whereupon 45 will be found on the right.

COUNCIL TAX

Waverley Borough Council

Tax Band C

(Correct at time of publication and is subject to change following a council revaluation after a sale)

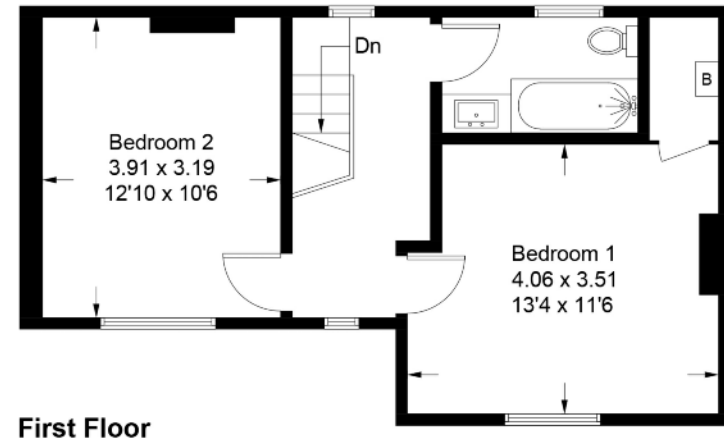
SERVICES

Gas and mains services.



45 Critchmere Vale Haslemere, GU27 1PT

Approximate Gross Internal Area = 91.2 sq m / 982 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
42	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID676437)

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

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