

wpr

23 Royal Huts Avenue

Hindhead | Surrey | GU26 6FB



23 Royal Huts Avenue

Hindhead, Surrey, GU26 6FB

Freehold

Semi detached four bedroom town house offering generous and flexible family accommodation. Off road parking to the front and level sunny garden to the rear. Convenient for access to the A3 and National Trust land at The Devils Punchbowl.

- Popular residential development in the heart of Hindhead, with gated access from the Old Portsmouth Road
- Block paved driveway parking for two vehicles
- Former garage split to offer generous front and internal storage capacity; utilised as a family area but offering potential for a study for those looking to work from home
- Wide tiled entrance hall with WC and stairs to the 1st floor
- Modern fitted kitchen with plenty of space for a breakfast table. Extensive storage/work surfaces with integrated appliances including a gas 5 ring hob and oven. Tiled flooring extends through double doors to a conservatory with patio doors onto the garden, currently used as an art/hobbies room but offering dining room potential and/or scope to open up to the kitchen
- 1st floor rear aspect sitting room with feature fireplace
- Master double bedroom benefiting from a Juliette balcony and en suite bathroom
- To the 2nd floor are three further bedrooms, one with an en suite shower room
- Family bathroom
- Large loft which has been boarded
- Level enclosed rear garden with decking adjacent to the house with the remainder being laid to lawn



LOCATION

Hindhead is a small historic village, situated between the larger towns of Farnham and Haslemere, both having good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports. Hindhead benefits from many acres of protected countryside, owned by the National Trust, the Devil's Punchbowl (being one) which is a designated area of outstanding natural beauty. A small selection of shops and services, including the local primary school can be found within walking distance in Beacon Hill. Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle.

DIRECTIONS

From our office in Grayshott take the Headley Road (B3302) towards Hindhead. Turn left at the roundabout onto the A333. After a short distance turn left into Royal Huts Avenue and then right at the T junction, proceed through the gates and no 23 can be found on the left hand side

COUNCIL TAX

Waverley Borough Council/Surrey County Council.
Council Tax Band F (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

All mains services





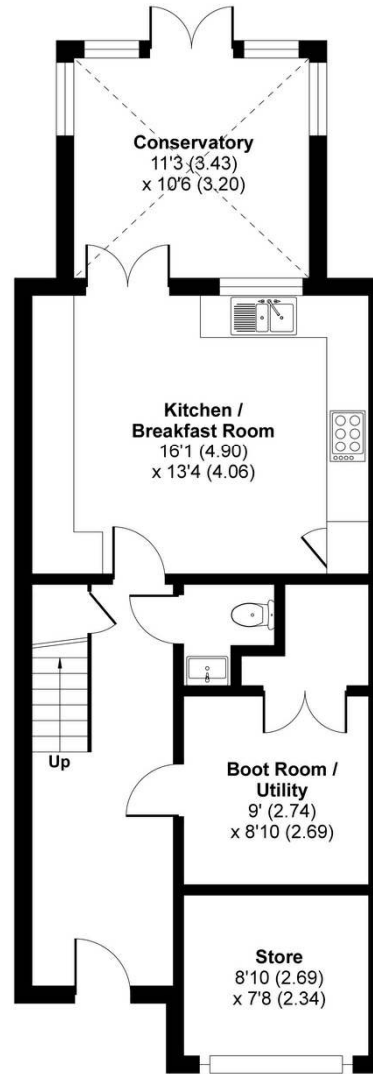
Royal Huts Avenue, Hindhead, GU26

Approximate Area = 1656 sq ft / 154 sq m

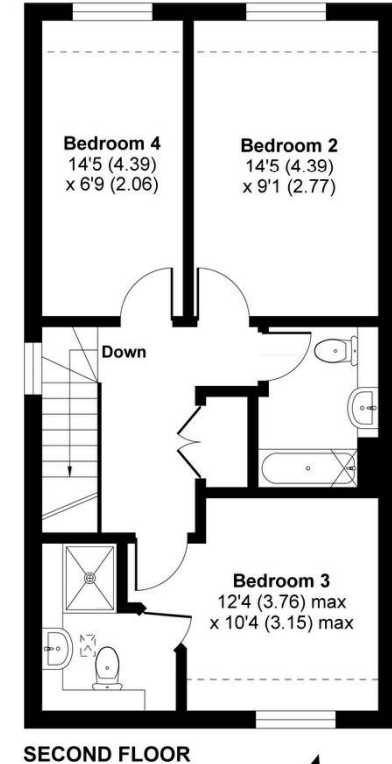
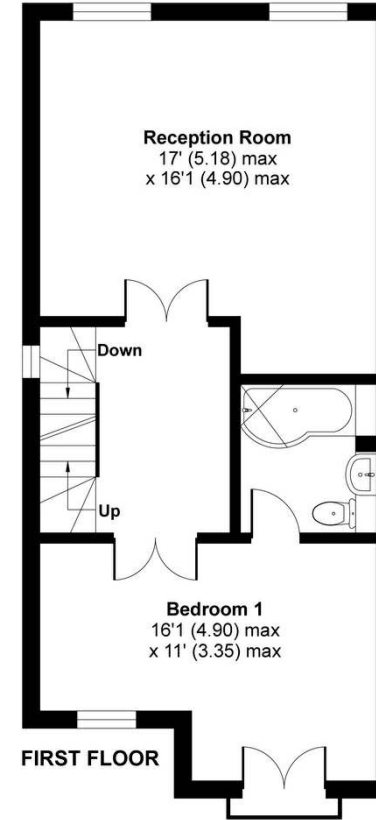
Limited Use Area(s) = 47 sq ft / 4 sq m

Outbuilding = 67 sq ft / 6 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Warren Powell-Richards. REF: 627299

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	75 G
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>	

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

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