

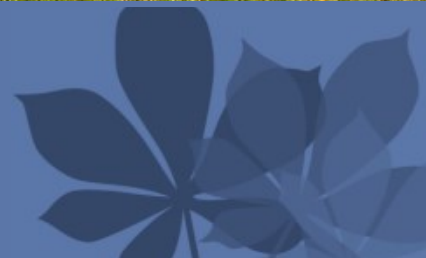


Keats
independent estate agents

Haslemere

Guide Price:

£315,000 Freehold



Haslemere

Guide Price: £315,000

Lower Hanger, Haslemere, Surrey, GU27 1LU

A three bedroom mid terraced home with front and rear garden situated within walking distance of Woolmer Hill senior school and within a short drive of Wey Hill shops, mainline station and Haslemere High Street.



- **Mid Terraced Home**
- **Three bedrooms**
- **Sitting Room**
- **Dining Room**
- **Kitchen**
- **Upstairs Bathroom**
- **Warm Air Heating System**
- **Front and Rear Gardens**
- **Vacant possession**

Haslemere

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel along with Champneys Forest Mere in nearby Liphook.

THE PROPERTY

A three bedroom mid terraced home with front and rear garden situated within walking distance of Woolmer Hill senior school and within a short drive of Wey Hill shops, mainline station and Haslemere High Street.

There is a casement front door which gives access to the inner hall with stairs to the first floor and an under stairs cupboard. The sitting room is front aspect and there are double doors opening to the dining room which overlooks the rear garden. The warm air unit is concealed in a cupboard in this room. The kitchen has a range of wall mounted and base kitchen cupboards and built in appliances which include an oven, gas hob and extractor fan. There is a space for a fridge, washing machine and microwave and there is a shelved larder cupboard. A casement double glazed door opens to the rear garden.

On the first floor there are two double bedrooms and a single bedroom each with built in storage cupboards.

OUTSIDE

There are to the front and the rear gardens. The rear garden having a small lawned area with small brick built storage cupboard and a timer garden shed. The rear gate gives access to communal parking area.

AGENTS NOTE:

Under Section 21 Estate Agents Act 1979, all interested parties are advised that one of the Executors dealing with the sale of this property has a connected interest to Keats Letting Limited.

DIRECTIONS : From our office in the High Street turn right at the town hall into Lower Street. Continue along passed the railway station and through the local shops at Wey Hill. Continue straight onto the Hindhead Road and turn left onto Critchmere Lane. Continue along and turn left into Lower Hanger.

VIEWINGS : Strictly by confirmed appointment with the Agents
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.



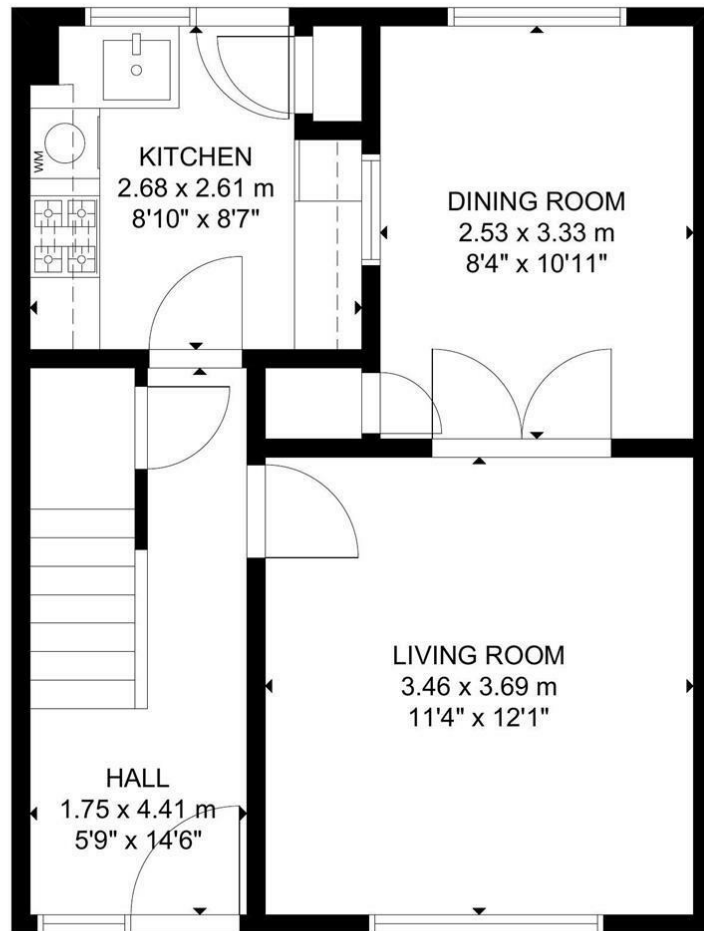
LOCAL AUTHORITY : Waverley **TAX BAND :** C

TENURE : Freehold

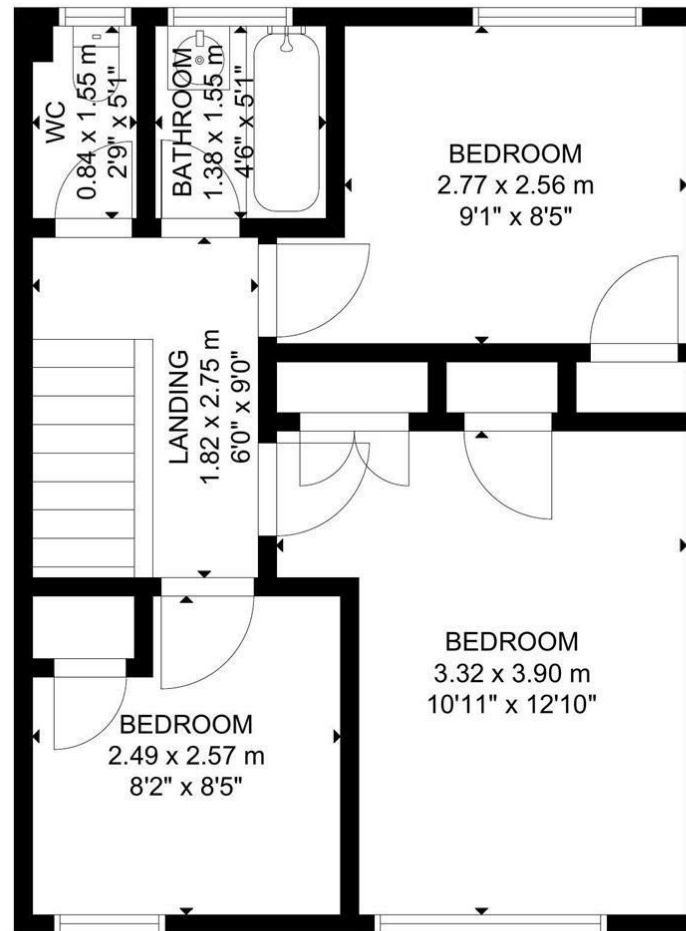
LEASE TERM : n/a

GROUND RENT : n/a

SERVICE CHARGE : n/a



GROUND FLOOR



FIRST FLOOR

AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

