



 kelway
law

Glen Road, Beacon Hill, GU26 6QE

GUIDE PRICE: £450,000-470,000



Glen Road

At a glance:

- Quaint semi-detached home
- Four good sized bedrooms
- Generous master bedroom
- Two reception rooms
- Bright and airy living accommodation throughout
- Private rear garden with greenhouse and toolshed
- Sought after village location

This charismatic semi-detached home is nestled in the picturesque village of Beacon Hill, lying between acres of National Trust land and ubiquitous Surrey heathland. The beautifully-presented four-bedroom house offers an ample amount of space for any family, with generous scope to expand in the future.

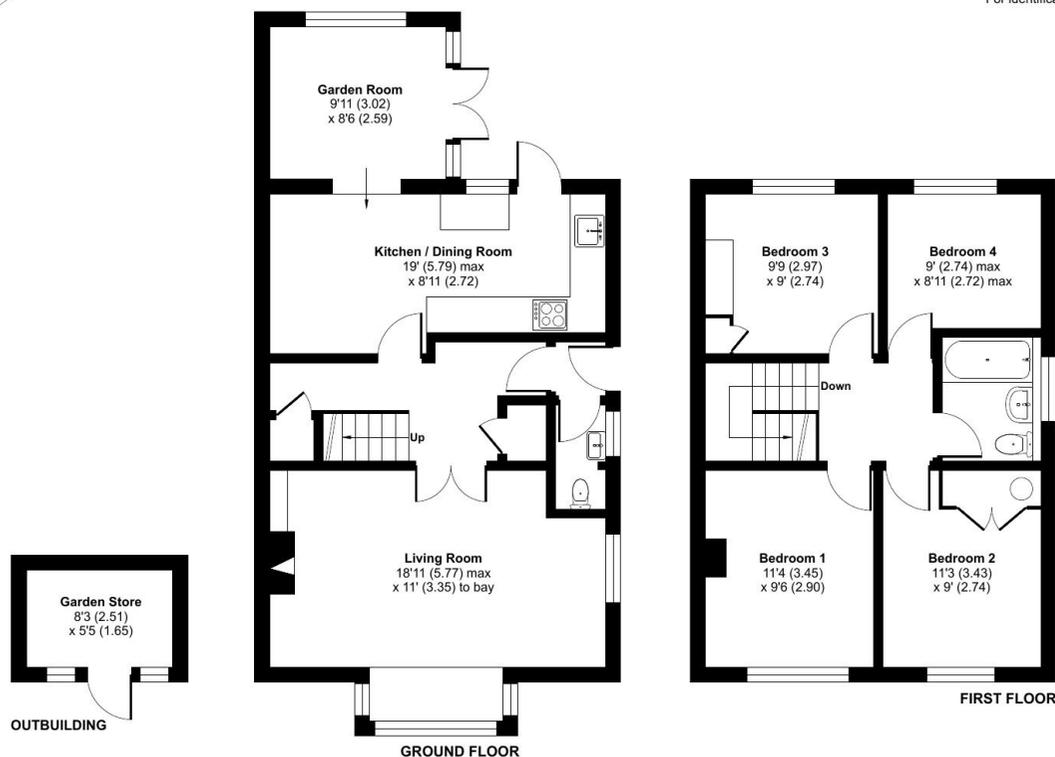
The property offers bright and airy rooms throughout. The spacious sitting room has been carefully designed to offer maximum light, with its large bay window bestowing a comfortable feel. A second, smaller reception is situated across the main sitting room. The dining room is adjoined to the open plan kitchen, enhancing a social aspect.

Upstairs, the house comprises four sizeable bedrooms along with a single bathroom. The master bedroom offers a generous amount of space for a king size bed and additional furniture, whilst the remaining three bedrooms provides good amount of space for the family.

The secluded rear garden provides a patio flanked by a flintstone bank. Sloping slightly upwards, the tall surrounding vegetation dispenses excellent privacy. The garden's greenhouse and attractive toolshed would benefit any keen gardener or outdoorsman. There is also a wide side access from the driveway leading into the garden.



Approximate Area = 1134 sq ft / 105.3 sq m
 Outbuilding = 45 sq ft / 4.1 sq m
 Total = 1179 sq ft / 109.5 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F		
1-20	G	16 G	

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlcheom 2023. Produced for Kelway Law Estate Agents. REF: 1005042

Beacon Hill & Surroundings:

Nestled between acres of National Trust land and open heathland, Beacon Hill village offers a wonderful fusion of the larger towns of Farnham and Haslemere with the smaller outlying rural village offering conveniences including playing fields, Hindhead Golf Club, local shops and restaurants, dentists, pharmacies, churches, and a range of acclaimed state and private schools.

The larger towns of Farnham and Haslemere are within a short driving distance, both with High Street shopping, a vast array of restaurants catering for most tastes, and a range of coffee houses. Both towns are ideally located for the commuter with fast links to the airports and main-line rail connections to London in under an hour. Access to the A3 is just a few minutes away, with dual carriageways leading to London and Portsmouth.

Additional Property Details:

Council Tax Band: D
 Local Authority: Waverly
 Services: Mains, Electric & Drainage
 Tenure: Freehold
 Lease Length: N/A
 Service Charge: N/A
 Ground Rent: N/A
 What3words: ///buzzards.rescue.juggled



Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested.

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.