



## 24 St. Christophers Road

A three-bedroom end of terrace house built circa 1930.



- ▶ End Of Terrace 1930s Home
- ▶ Refitted Kitchen/ Diner With Doors To Garden
- ▶ Three Generous Bedrooms
- ▶ Walking Distance Of Station & Fantastic Local Amenities
- ▶ Enclosed Courtyard Garden With Garden Room
- ▶ Front Aspect Living Room With Log Burner
- ▶ Downstairs Cloakroom
- ▶ Upstairs Four Piece Bathroom
- ▶ Close To Highly Regarded Infant & Junior Schools
- ▶ Parking

A three-bedroom end of terrace house built circa 1930 and offering three double bedrooms just a short walk of town and station.

To the front of the house a gravel drive provides off street parking, a porch provides handy space for coats and shoes and the front door leads into the entrance hall. From the hall there is a door to a downstairs cloakroom which also has space for a tumble dryer and washing machine. To the front of the house is the living room with wood burner whilst to the back, running the full width of the property, is a spacious kitchen/diner. This room features wood floors, modern units, oak worktops, and double-glazed doors that open onto the secluded, paved, courtyard garden which has gated side access and a garden room with power and light.

From the entrance hall stairs lead to the first-floor landing where there is a access to a boarded loft space with light and ladder and there are three generous double bedrooms and a bathroom with bath and separate shower cubicle. Other benefits include double-glazed windows and gas central heating.

Local Authority: Waverley Borough Council Band C





## St. Christophers Road, Haslemere, GU27

Approximate Area = 984 sq ft / 91.4 sq m

Shed = 54 sq ft / 5 sq m

Total = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Henry Adams. REF: 1012030

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, award winning ice cream parlour, independent butcher and Lion Green, a delightful open park area with a children's playground. The well regarded Shottermill Primary and Junior Schools are very close by too. Haslemere mainline station is approximately 0.7 miles away and offers a fast service to London Waterloo in around 48 minutes. Haslemere town centre is approximately 1.4 miles and offers a comprehensive range of independent shops, boutiques, restaurants and coffee houses. The A3 at nearby Hindhead provides good road links to London and the south coast. There are excellent schools for all ages and leisure facilities including the Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust.

## Directions

SAT NAV: GU27 IDQ What3words: thrashed.invested.apparatus

