



66 Camelsdale Road

Beautifully presented cottage close to excellent schools with Haslemere Station being 1 mile away!

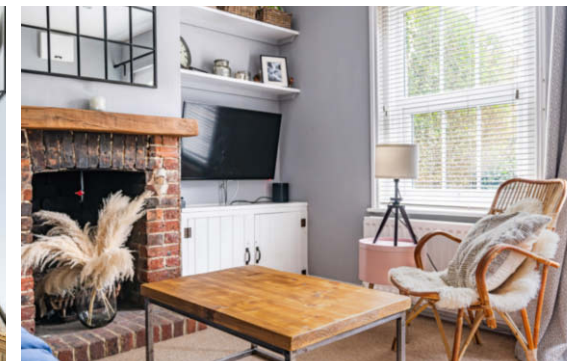


- ▶ End Terrace Character Cottage
- ▶ Well Presented Throughout
- ▶ Living Room with Fireplace
- ▶ Spacious Upstairs Bathroom with Bath & Shower
- ▶ Two Bedrooms
- ▶ Fabulous Home Office/ Garden Room
- ▶ Contemporary Kitchen
- ▶ Separate Dining Room
- ▶ Low Maintenance Garden
- ▶ Ideal Location For Camelsdale Primary School

Located in the sought-after Camelsdale area, within walking distance of Camelsdale Primary School, The Mill Pub and Restaurant and miles of open countryside is this charming two-bedroom end of terrace Victorian cottage which has been beautifully renovated over the years to combine period features with modern fixtures and fittings.

The living room boasts an open brick fireplace with timber mantle, cupboards and shelving to either side and a double-glazed window looking out to the front aspect. Adjoining the living room is a generous dining room with original wooden flooring, built-in pine storage cupboard and shelving above as well as large understairs storage cupboard. There is a fireplace in the dining room (not functional) a double-glazed window overlooking the back garden and doorway to the kitchen at the back of the house. The kitchen is modern with a range of contemporary base and eye level units and integrated appliances including an electric oven, ceramic hob, extractor hood, fridge/freezer and a slimline dishwasher. A door from the kitchen leads out to the rear garden.

Stairs from the dining room lead up to two bedrooms and a contemporary family bathroom accessed via a light and airy landing with high ceilings, built-in storage cupboards as well as access to the fully boarded loft space. The family bathroom has been renovated and remodelled, to features a tub bath, large glass walk in shower, heated towel rail and built-in storage.





66 Camelsdale Road, Haslemere

Approximate Area = 718 sq ft / 66.7 sq m

Utility = 42 sq ft / 3.9 sq m

Outbuilding = 88 sq ft / 8.2 sq m

Total = 848 sq ft / 78.8 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). © nichecom 2024. Produced for Henry Adams. REF: 1071742

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.

Garden

The rear garden designed for ease of maintenance is enclosed by panel fencing with gated side access and features a flagstone patio and artificial grass. There is a useful utility room adjoining house (which in addition to providing great storage space for bikes etc) features built-in kitchen units a sink and space for appliances. An insulated summer house at the bottom of the garden which is currently used as an home office with wired internet and electric heating.

Utilities & Services:

Mains: electric, gas, water and drainage

Council Tax Band: C

SATNAV: GU27 3SL what3words: court.caravans.chops

NB: No.66 has a right of way via a path to the side of the house that allows them access to their back garden

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