



4 Lion Close

A spacious ground floor maisonette has been much improved by the current owners.

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- ▶ **Delightfully Updated By The Current Owners**
- ▶ **Ideal For Lion Green Recreation Park**
- ▶ **Two Double Bedrooms**
- ▶ **Sleek Updated Bathroom**
- ▶ **Close To Highly Regarded Infant & Junior Schools**
- ▶ **Great Sized Ground Floor Maisonette**
- ▶ **Garage In Nearby Block**
- ▶ **Stylish Refitted Kitchen**
- ▶ **Superb Private Garden**
- ▶ **Walking Distance Of The Mainline Station**

A spacious and conveniently located ground floor maisonette with great sized private garden, two double bedrooms and garage. All within a short walk of the mainline station, much requested schooling, country walks and the popular amenities at Lion Green.

Brought to the market having been wonderfully updated by the current owners, this fabulous ground floor maisonette has two good sized double bedrooms, a sitting room with sliding double glazed doors to the garden, updated bathroom, refitted kitchen and a lean-to sun room.

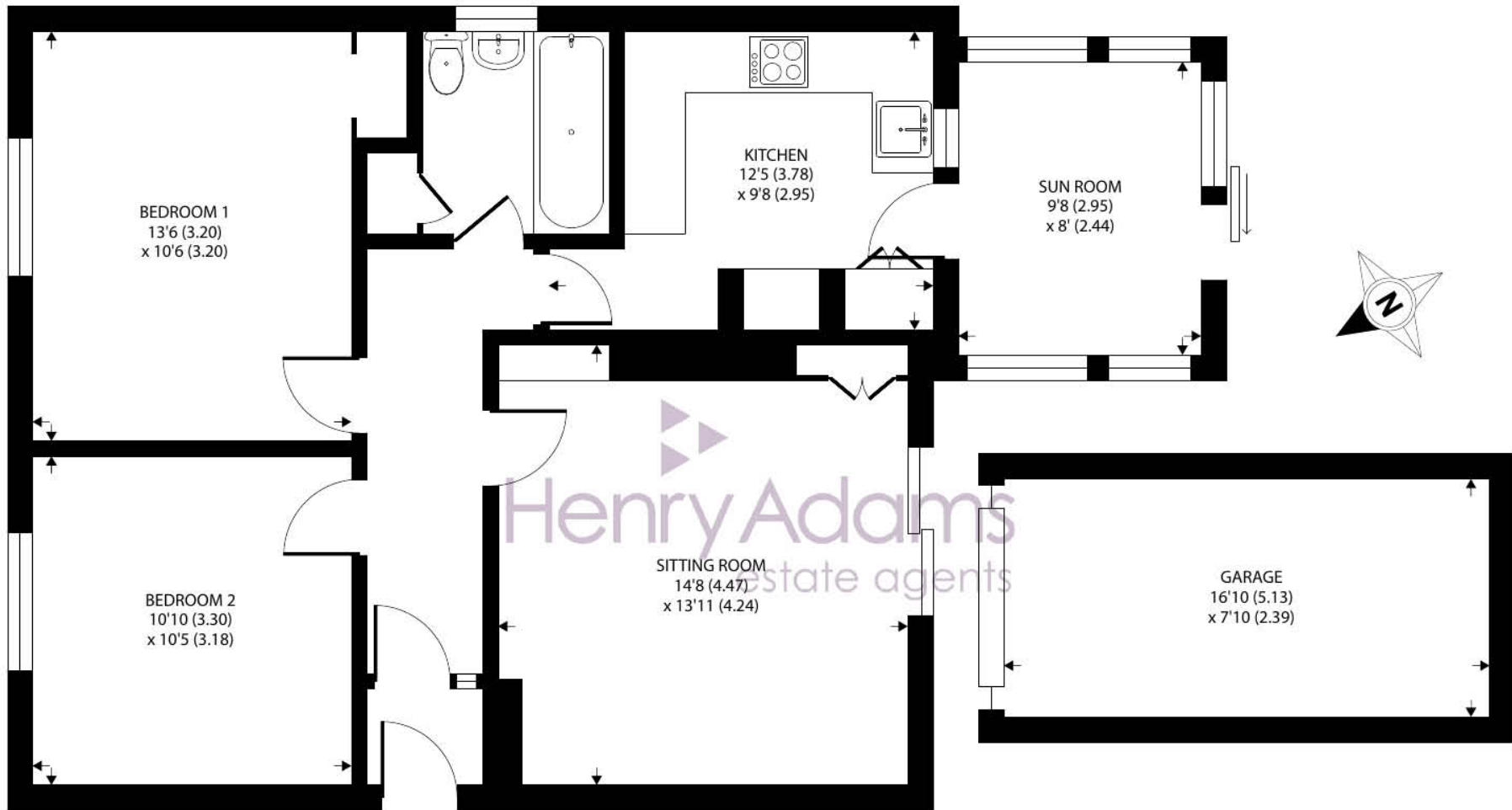
Outside the rear garden is an excellent size with patio and lawn area. There is also a small front garden leading to the front door and a garage in a nearby block.

Lease information: Share Of Freehold

Term: 999 years from 24 June 1962

Ground Rent: N/A





GROUND FLOOR

4 Lion Close, Haslemere

Approximate Area = 810 sq ft / 75.2 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 935 sq ft / 86.8 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: 1131630

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 an 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 49 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

SATNAV: GU27 1JG what3words: majoring.agreement.eyelash

Mains: Electric, water and drainage

Council Tax Band: C Waverley Borough Council (£2,084.76)

