



77 Lion Lane

A fantastic end of terrace period home with parking, set within easy walking distance to local amenities.



- ▶ Popular Position Close To Lion Green
- ▶ Open-Plan Kitchen/ Breakfast Room
- ▶ Open-Plan Sitting/ Dining Room With Fireplace
- ▶ Sought After Schooling & Countryside Walks Nearby
- ▶ Attractive End Of Terrace Home
- ▶ Study
- ▶ Fabulous Family Bathroom
- ▶ Great Sized Level Rear Garden
- ▶ Off Street Parking
- ▶ No Onward Chain

An attractive end of terrace cottage offering excellent accommodation. The property is deceptively spacious, the sitting room has an open fireplace and leads on to a dining area. There is then an open-plan kitchen/ conservatory with breakfast bar. A useful study completes the ground floor.

Upstairs both the bedrooms are of a good size, with the main bedroom being on the top floor. The family bathroom suite is on the first floor.

Outside the front garden provides off road parking and the rear garden is a generous size, being laid mainly to lawn with a timber workshop.

Waverley Borough Council: Band D

Mains: Electric, gas, water and drainage.

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NB: As is common in many Victorian terrace homes, there is a right of way for number 75 through a gate in the garden and up to the front of the driveway.





Denotes restricted head height



Approximate Area = 997 sq ft / 92.6 sq m

Limited Use Area(s) = 65 sq ft / 6 sq m

Total = 1062 sq ft / 98.6 sq m

For identification only - Not to scale



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 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 and offers excellent walking and riding opportunities.

Directions

SATNAV: GU27 1JL what3words: pies.credit.washable

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