



25 Sunvale Avenue

A well presented three bedroom semi-detached family home situated on the western fringes of Haslemere.



- ▶ **Semi-Detached Home**
- ▶ **Galley Kitchen & Utility**
- ▶ **Convenient For Local Schools & Amenities**
- ▶ **Upstairs Bathroom**
- ▶ **Garden Office/ Gym**
- ▶ **Front Aspect Sitting Room & Separate Dining Room**
- ▶ **Popular Residential Location**
- ▶ **Three Bedrooms**
- ▶ **Well Maintained Garden**
- ▶ **Garage & Carport**

A well presented three bedroom semi-detached family home situated on the western fringes of Haslemere, in this most popular residential avenue providing convenient access to Haslemere Station, Woolmer Hill School and acres of land owned by the National Trust.

The accommodation provides excellent family living space and comprises a entrance hall that leads to a front aspect sitting room with bay window, rear aspect dining room, galley kitchen with integrated electric oven and gas hob and opening to dining room. A useful utility completes the ground floor. Upstairs from the landing there is access to the loft with ladder and some boarding, three bedrooms with the main bedroom enjoying far reaching views and the family bathroom.

Outside, the gardens provide a lovely oasis with the front being shingle with a path to the front door, side access to the back garden and flower and shrub borders. The rear garden is a great size with lawn areas, patio, pond, contorted willow tree, vegetable garden, greenhouse. There is then a shed, garden office/ gym and a garage to the rear with adjoining carport accessed off Fir Tree Avenue (all with power).





25 Sunvale Avenue, Haslemere, GU27 1PJ

Approximate Area = 1029 sq ft / 95.5 sq m (includes garage & excludes carport)

Outbuildings = 265 sq ft / 24.6 sq m

Total = 1294 sq ft / 120.1 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 2023. Produced for Henry Adams. REF: 956580

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

The property is conveniently located for schools, shops, the station and A3. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 48 minutes. There are excellent local schools for all ages and leisure facilities including The Edge which is within easy reach and also The Haslemere Leisure Centre. The property is surrounded by delightful countryside with footpaths nearby leading up onto Bramshott Chase and beyond.

Mains: Electric, water, and drainage

Waverley Borough Council Tax Band: D (£2,345.35)

Directions

SAT NAV REF: GU27 1PJ What3Words: bandage.flocking.tadpoles

Instagram: Follow us @haslemerepropertyclub

