



## 6 Crofton

A light, bright and spacious two double bedroom maisonette recently refurbished with a private garden and garage.



- ▶ **Garage In-Block**
- ▶ **Sitting Room With Parquet Wood Flooring**
- ▶ **First Floor Maisonette**
- ▶ **Stylish Refitted Bathroom**
- ▶ **Ideal For Lion Green Recreation Park**
- ▶ **Kitchen/ Breakfast Room**
- ▶ **Two Bedrooms With Fitted Wardrobes**
- ▶ **Low Maintenance Garden**
- ▶ **Walking Distance Of Mainline Station & Fantastic Local Amenities**
- ▶ **Close To Infant & Junior Schools**

6 Crofton is a spacious and conveniently located first-floor maisonette that blends comfort and practicality. Just a short walk from the mainline station, this property boasts two generously sized double bedrooms, both with built-in wardrobes, a bright sitting room featuring elegant parquet wood flooring, and a recently refitted bathroom. The kitchen/breakfast room offers a welcoming space for meals and entertaining, while the front entrance provides a useful storage cupboard, complemented by additional storage in the hallway.

Outside, the low-maintenance rear garden is thoughtfully designed with a neatly laid lawn, a small patio area, and a charming stream at the boundary. The property also includes a garage in a nearby block, with a dedicated parking space conveniently located in front. Combining space, style, and convenience, 6 Crofton is an ideal choice for first time buyers, investors or people looking to downsize.

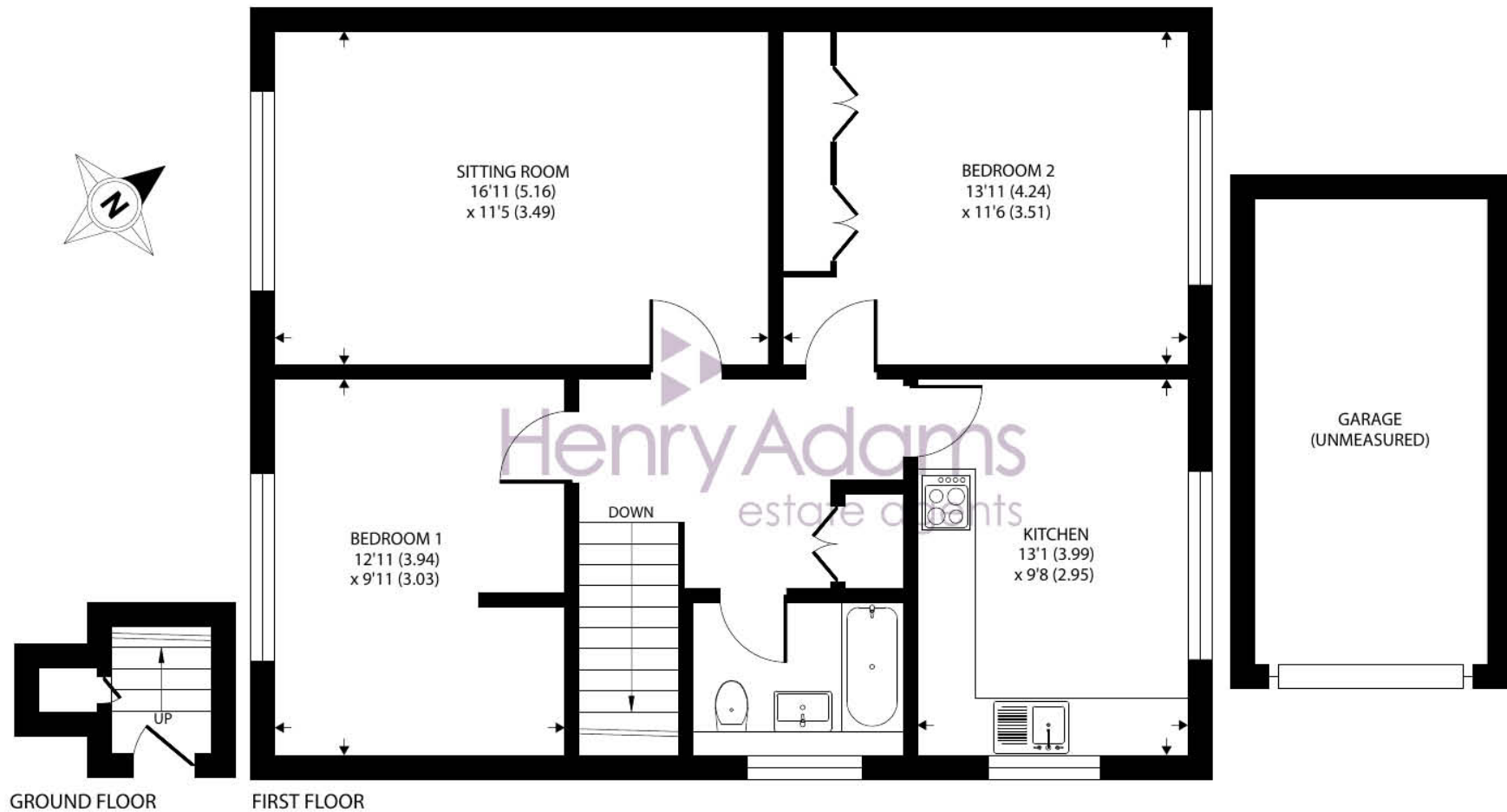
Lease: Share Of Freehold - 999 years from 24th June 1968

Service charge: The property is self managed between the 4 apartments. We have been advised there is a £25.00 per month Sinking fund plus Adhoc maintenance decided between resident (25% share).

Mains: Gas, Electric, water, and drainage

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





## 6 Crofton, Lion Lane, Haslemere

Approximate Area = 798 sq ft / 74.1 sq m (exclude garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1214266

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.

## Directions

SATNAV: GU27 1JE What3Words /// polka.swimmer.polka

NB: The vendor has advised us that there is asbestos located externally in the soffits.

