



## 4 Crofton Lion Lane, Haslemere - GU27 1JE

Guide Price £325,000 - Share Of Freehold



## A beautifully presented ground floor maisonette with bright accommodation, a private rear garden, and a garage. Offered with no onward chain.

- Private Rear Garden
- No Onward Chain, Gas Central Heating and Electrical Certificate (EICR)
- Garage
- Kitchen/Breakfast Room With Direct Access Onto Private Garden
- Built-in Storage & Built-in Wardrobes In Both Bedrooms
- Spacious Living Area With Bay Window
- Short Walk Of Mainline Station & Local Amenities
- Double-Glazed Windows
- Shower Room
- Ideal For Lion Green Recreation Park

This ground floor maisonette offers bright, well-balanced accommodation, including two generous bedrooms with built-in storage, a spacious bay-fronted reception room with a feature fireplace, and a bathroom with a walk-in shower and heated towel rail. The kitchen enjoys excellent natural light and provides direct access to the private rear garden.

A welcoming private entrance with a front garden path sets the tone, while a garage in a nearby block adds valuable convenience. Private low maintenance rear garden, offering a peaceful setting with a paved patio, ideal for outdoor dining, relaxation or entertaining.

Thoughtfully maintained and naturally light throughout, 4 Crofton represents an attractive opportunity for buyers seeking a comfortable home with charming touches, practical features and excellent outside space. With the added benefit of No Onward Chain, sold with fridge, freezer, washing machine and tumble dryer.

## Location & Directions

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.

SATNAV: GU27 1JE

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## Services & Lease Notes

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Mains: Gas, electric, water, and drainage (as advised by our vendor)

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

Service charge: The purchaser will have a quarter share in the Management Company and will be required to pay £30 per month into a sinking fund.

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

EPC RATING: C

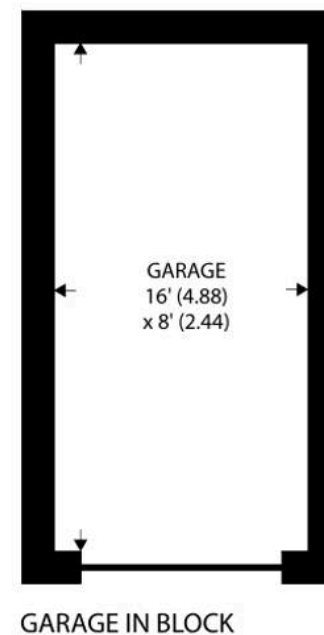
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## Lion Lane, Haslemere, GU27

Approximate Area = 741 sq ft / 68.8 sq m

Garage = 128 sq ft / 11.9 sq m

Total = 869 sq ft / 80.7 sq m

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 2025.  
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