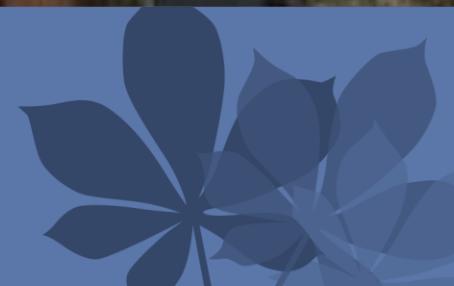




**Keats**  
independent estate agents

Haslemere  
£465,000



# Haslemere

£465,000

7 St. Andrews Close, Haslemere, GU27 2FE

A superbly presented modern town house situated on three levels. There are three comfortable bedrooms and three bathrooms and Haslemere town and mainline station are both within walking distance.



- Modern Town house
- Three bedrooms
- Three bathrooms
- Comprehensively fitted kitchen
- Kitchen with doors opening to rear garden
- Rear garden
- Allocated Parking space
- Walking distance of Town
- Walking distance of MLS
- No on going chain

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel provide spa facilities in the Town and Champneys Forest Mere and Grayshott Spa are nearby. For more information please go to [www.haslemere.com](http://www.haslemere.com).

#### THE

#### PROPERTY

St Andrew Close is a quiet group of town houses on the small Meadowlands Drive development. The front door to no 7 opens to an inner hall with cloakroom and there is an easy rising staircase. The kitchen is front aspect and is comprehensively fitted with wall mounted and base kitchen cabinets. The built in appliances include a four ring Neff induction hob with an extractor fan over and a single oven under. There is a built in microwave and fridge freezer and a glass splash back above the cooking area. The living room benefits from bi-fold doors with built in shutter blinds opening to the garden. There are ceiling mounted audio speakers and sunken lighting. There is hard wiring for internet supply to all rooms. Upstairs on the first floor there is a rear aspect guest bedroom with dual windows overlooking the garden and an ensuite shower room. The front aspect third bedroom/study is a good size and there is a family bathroom. On the second floor the front aspect main bedroom offers lovely elevated views over the development and has a separate dressing room area with built in wardrobe cupboards and an ensuite shower room.

#### OUTSIDE

There is allocated parking for 2 cars and the rear garden has a paved patio adjoining the property with dwarf brick wall with central steps which give access to a lawn. The garden is enclosed by close boarded fencing and there is a garden shed.

#### INTERNET CONNECTIVITY:

#### LOCAL AUTHORITY

Waverley Borough Council Tax Band: E

#### TENURE

Freehold

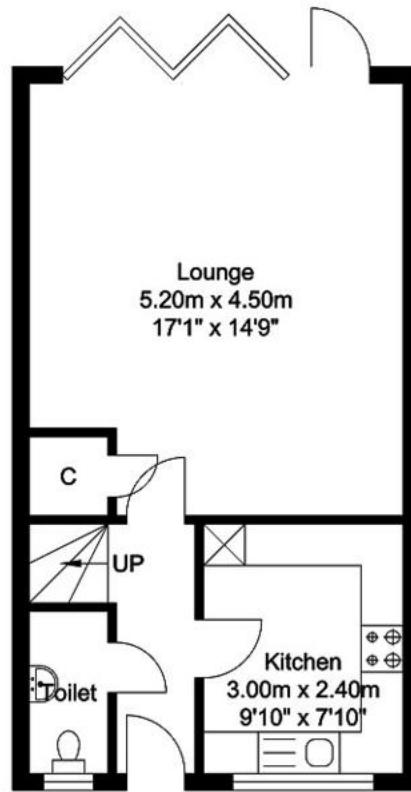
EPC RATING: 80/89

#### DIRECTIONS

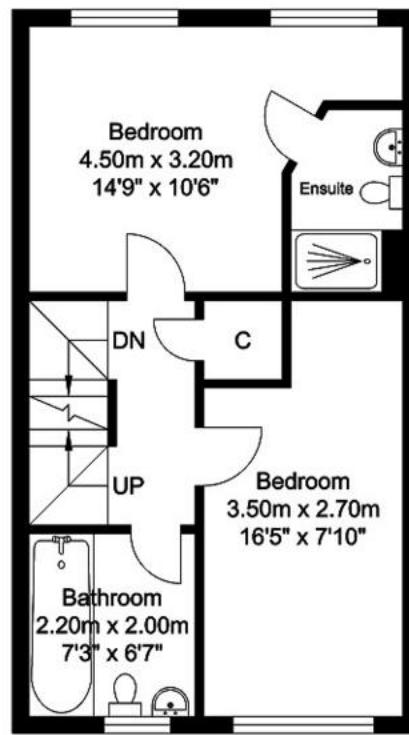
From the top of Haslemere High Street turn right at the town hall and take the Midhurst Road A286 half way down the hill turn right into Meadowlands drive. St Andrews Close will be found on the right had side.

#### VIEWING

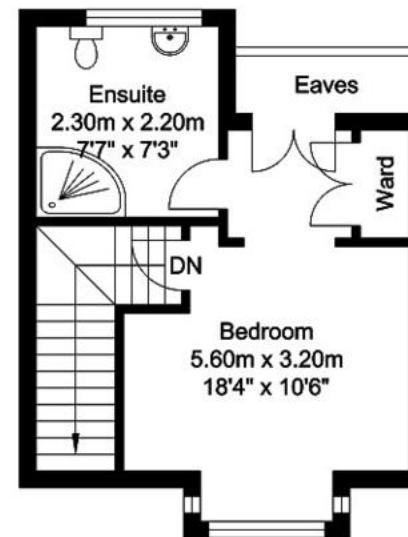
Strictly by confirmed appointment with the Agents. Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm. Vanessa 10/11/2020



Ground Floor  
Total Approximate Area  
402.03 sq. ft.  
(37.35 sq. m)



First Floor  
Total Approximate Area  
402.03 sq. ft.  
(37.35 sq. m)



Second Floor  
Total Approximate Area  
238.63 sq. ft.  
(22.17 sq. m)

#### AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

