

# 23 POUND CLOSE

HEADLEY • HAMPSHIRE

# 23 Pound Close, Headley, Hampshire, GU35 8LU

*Fantastic opportunity to move into a fully modernised detached bungalow in a quiet cul de sac. Offered with no onward chain.*

- Beautifully presented detached bungalow that the current owners have completely transformed in their ownership; restructured, replastered and redecorated. Improvements include new underfloor heating and porcelain tiles throughout, electrics, plumbing, kitchen and bathroom plus the creation of an open plan lounge/diner to the rear
- Situated in a highly regarded position within a development of similar quality detached properties, all enjoying well-spaced positions
- Attractive landscaped front garden providing a low maintenance area with shape, colour and interest throughout the year
- Large driveway offering parking for several vehicles leading to a detached double garage with up and over door
- The front door is tucked away around the side and opens into a welcoming hallway with two deep storage cupboards
- Spacious dual aspect open plan sitting/dining room with patio doors onto the garden; a sunny south-west facing viewpoint
- Contemporary fitted kitchen with granite worktops, a range of built in storage, twin sink, integrated dishwasher and space for further white goods
- Master double bedroom, with attractive shutters to the window, and a fabulous walk in wardrobe or dressing room
- 2nd double bedroom also featuring shutters to the window
- 3rd bedroom/study with en suite WC
- Modern fully tiled bathroom with both free standing bath and separate shower, plus a door leading through to a conservatory utility area
- Level enclosed rear garden, with a patio area adjacent to the house and the remainder predominantly laid to lawn. Two sheds provide garden storage
- Walking distance of local shops, two pubs, doctors surgery, the village hall, and woodland walks



## KEY INFORMATION

Recently modernised and renovated
Offered with no onward chain
Quiet cul de sac
Generous driveway and garage
Level enclosed garden

Aberdeen House, Headley Road, Grayshott, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk









## LOCATION

Pound Close is a quiet cul de sac of well presented detached bungalows within walking distance of Headley village centre. It is part of the Hilland rise development which is surrounded by beautiful private woodland. Headley village centre provides a small range of shops and facilities including the Church, a doctors surgery with retail chemist, a newsagent, hairdresser and small Delicatessen plus the all important village pub, The Holly Bush.

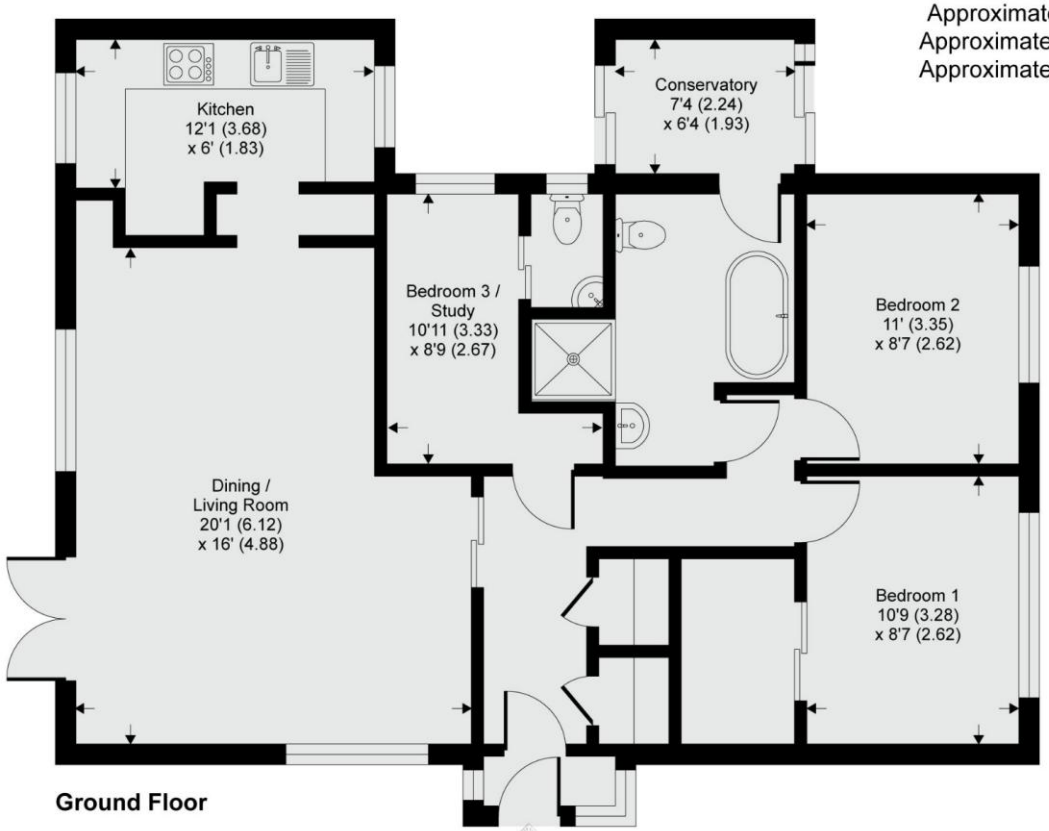
High street shopping and main line stations can be found at Farnham and Haslemere, around 7 and 9 miles away. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles. The general area abounds in acres of National Trust lands, ideal for walking and riding, and there are a number of footpaths and connecting bridle ways close by.

**Tenure:** Freehold **EPC Rating:** E **Council Tax Band:** E (Correct at time of publication and is subject to change following a council revaluation after a sale)

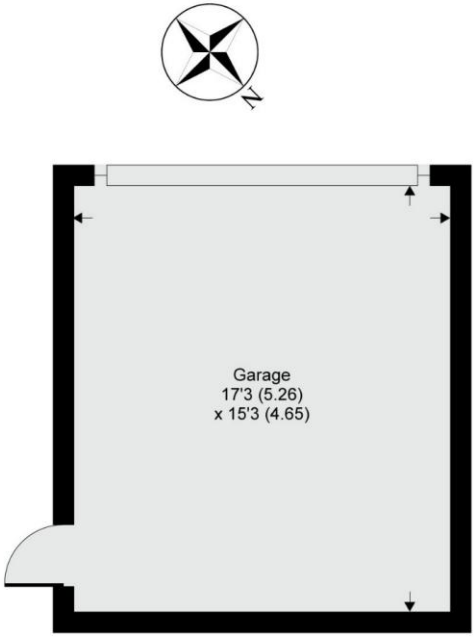
**Services:** The property has mains water, electricity, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

# Pound Close, GU35

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft
Approximate Garage Internal Area = 24.4 sq m / 263 sq ft
Approximate Total Internal Area = 115.7 sq m / 1246 sq ft




Ground Floor







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Aberdeen House, Headley Road, Grayshott, GU26 6LD
01428 771155 sales@seymours-grayshott.co.uk www.seymours-estates.co.uk

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