

43 LARCH ROAD

HEADLEY DOWN • HAMPSHIRE

43Larch Road, Headley Down, Hampshire, GU35 8AS

Three bedroom end of terrace home with generous ground floor accommodation and sunny garden. Offered with no onward chain.

- Situated in a popular residential position close to woodland walks and a local convenience store
- Great modern family accommodation with scope to personalise
- Level garden, fully enclosed, currently offering a low maintenance Astrotuft lawn with block paved pathways. Potential to landscape further. Enjoying a rural outlook; backing onto the sports field and Nature Reserve beyond that
- Fenced front garden with lawn and path to the front door
- Spacious living room with large picture window
- Ground floor bathroom with both bath and separate shower
- Modern fitted kitchen with integrated oven and hob, a good range of drawer and cupboard storage with space for white good. Double doors open into a rear aspect dining/family room with patio doors onto the garden with a paved patio area immediately adjacent to the house
- Internal door to a triple aspect utility room
- Two double bedrooms with built in wardrobes
- Single bedrooms/study
- Family bathroom and a separate shower area
- Parking available on road close by
- Vacant with No Onward Chain



KEY INFORMATION

No onward chain
Generous level garden
Backing onto playing fields and Headley Down Nature Reserve
Walking distance of corner shop
3 Bedrooms
Sitting room and dining room
Ground floor bath/shower room
First floor bathroom and separate shower area

Aberdeen House, Headley Road, Grayshott, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk









LOCATION

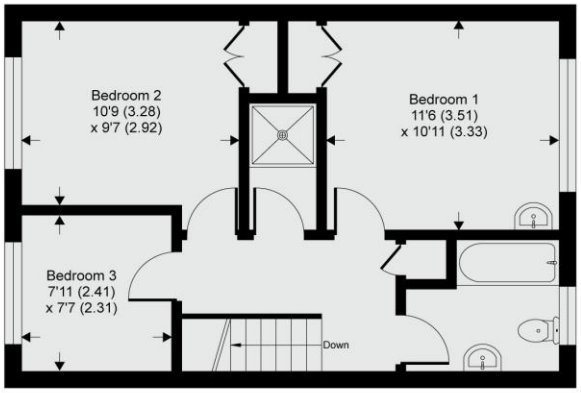
Larch Road is a popular residential road, with a playing field and a corner shop close by.
Headley Down itself is an attractive rural predominantly residential area, within easy reach of many acres of National Trust common, ideal for walking and riding including Ludshott Common, Arford Common and the more recently formed Headley Down Nature Reserve. In the immediate vicinity is a small convenience store, fuel station and take away. A newsagent and small delicatessen can be found in Headley village. Between Headley Down and Grayshott is Applegarth, a restaurant, farm shop and cookery school. A wider range of services and shops can be found in Grayshott, whilst high street shopping and mainline stations can be found at Haslemere and Farnham. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles.

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

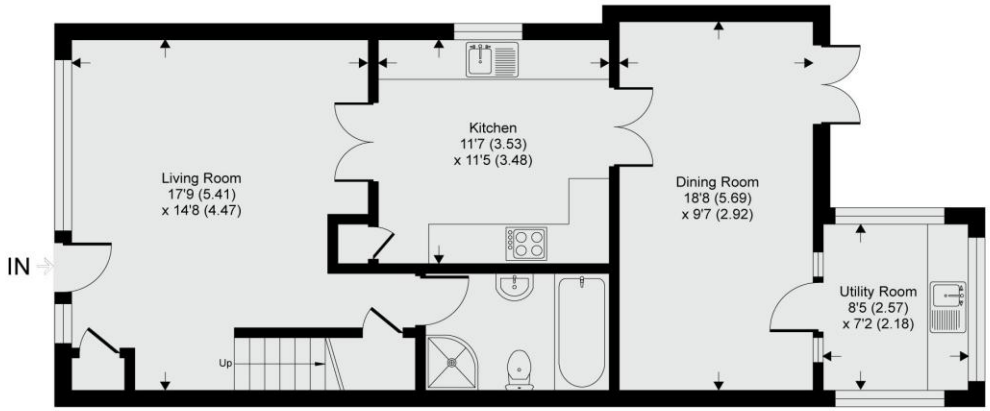
Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Larch Road, GU35

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media. 2026 - Produced for Seymours







Aberdeen House, Headley Road, Grayshott, GU26 6LD

01428 771155 sales@seymours-grayshott.co.uk www.seymours-estates.co.uk

Seymours

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.