



8 LARCH ROAD

HEADLEY DOWN • HAMPSHIRE

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

Three bedroom terraced home with generous ground floor accommodation and sunny garden.

Offered with no onward chain.

- Situated in a popular residential position close to the local shop and woodland walks is this three bedroom family home, offered with vacant possession and no onward chain
- Great modern family accommodation with scope to personalise
- Generous front garden, predominantly laid to lawn with a side pathway to the front door, which opens into a hallway with central stairs to the 1st floor
- Front aspect kitchen/breakfast room with a range of built in storage and space for a breakfast table
- Pleasant living room extending across the rear of the house, with sliding patio doors into a large conservatory overlooking the garden
- Ground floor shower room
- Three good sized first floor bedrooms off a spacious landing with airing cupboard storage; two of which are doubles
- Family bathroom
- Parking available on road close by
- Level enclosed rear garden predominantly laid to lawn with floral borders to the sides. A path leads to gated rear access, and finally a shed sits adjacent to the house providing useful storage.



KEY INFORMATION

Three bedroom house
Level front and rear gardens
Open plan kitchen/breakfast room
Living room and conservatory
Offered with no onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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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 and fuel station. 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.

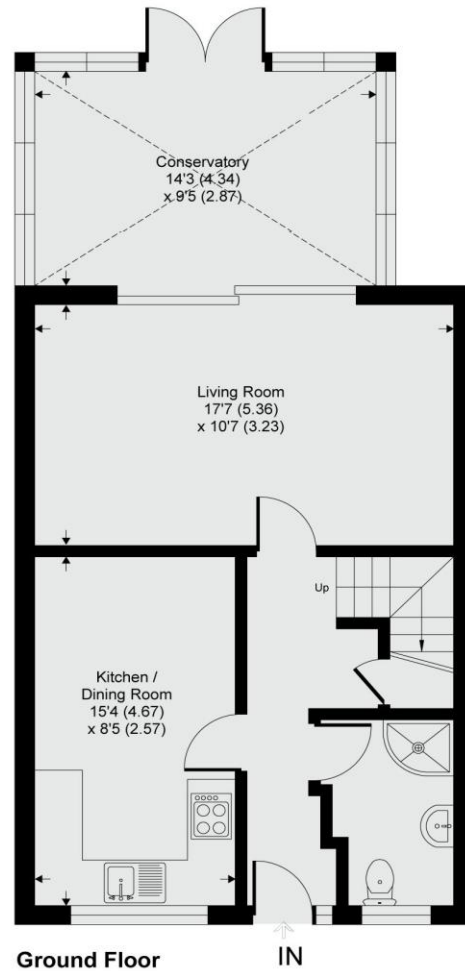
Tenure: Freehold

EPC Rating: C

Council Tax Band: B (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

Approximate Gross Internal Area = 99.8 sq m / 1075 sq ft

