



47 MAPLE WAY

HEADLEY DOWN • HAMPSHIRE

**47 Maple Way, Headley Down,
Hampshire, GU35 8AU**

Three bedroom mid terrace house with good sized gardens to the front and rear.

Offered with scope to update and personalise, vacant possession and no onward chain.

- Good sized front garden with a pathway leading up to the front door
- The reception hall has a large storage cupboard, ground floor shower room and stairs to the first 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 onto the garden
- Three first floor bedrooms off a spacious landing with airing cupboard storage; two of which are doubles
- Family bathroom
- Parking available on road close by
- Predominantly south facing rear garden which is largely paved to provide a great low maintenance entertaining and dining spot
- The house is within walking distance of local shops, Arford Common and Headley Down Nature Reserve.
- Although ideal for a home owner, this property would also make an ideal investment property as homes in this location rent very well
- Offered with no onward chain



KEY INFORMATION

No Onward Chain
Three bedrooms
Front and rear gardens
Sunny enclosed garden
Close to Headley Down Nature Reserve
Walking distance of corner shop

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Maple Way is a popular residential road, with a playing field to one end with Headley Down Nature Reserve behind 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. There is a good range of local schooling options, please ask for more information. 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

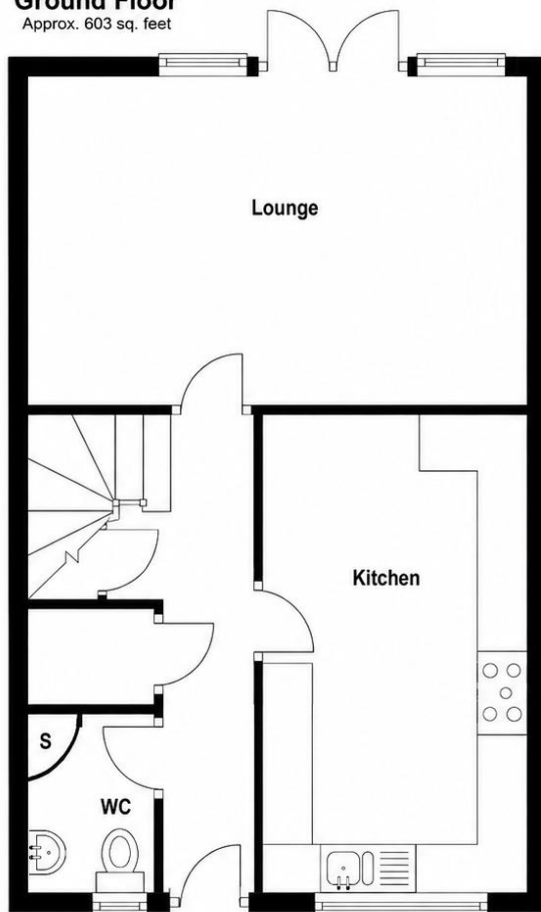
EPC Rating: C

Council Tax Band: B (Correct at time of publication and is subject to change following a council revaluation after a sale)

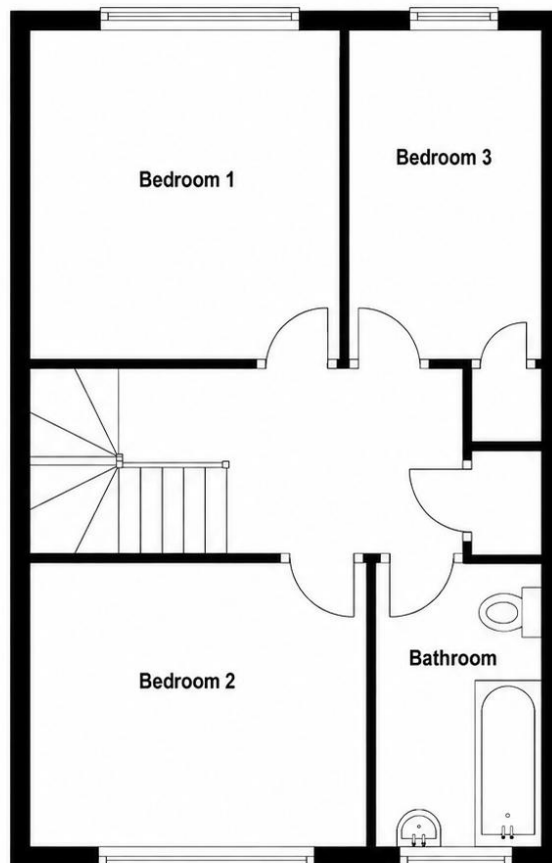
Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Broadband and Mobile services: Visit checker.ofcom.org.uk

Ground Floor
Approx. 603 sq. feet



First Floor
Approx. 622.5 sq. feet



Total area: approx. 1225.5 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced by PlanUp.

