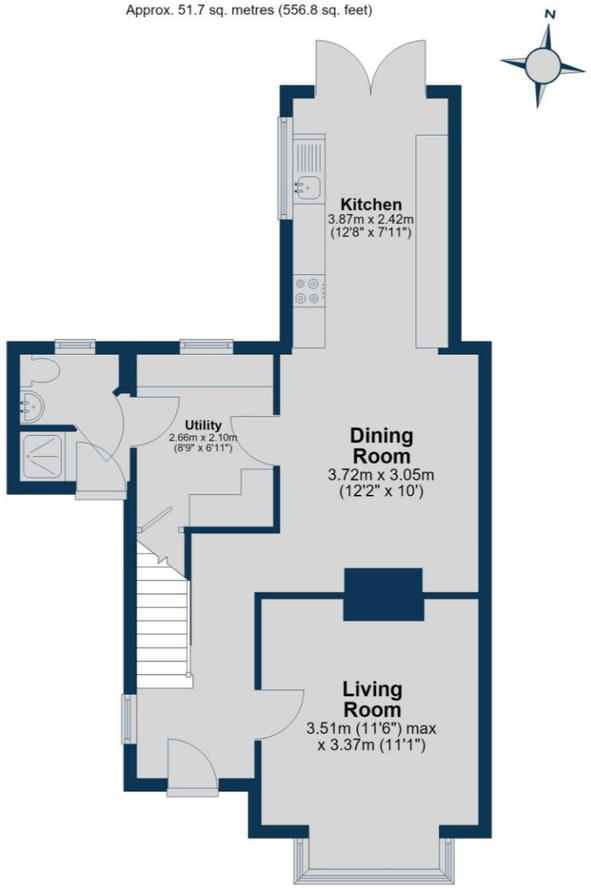
Seymours



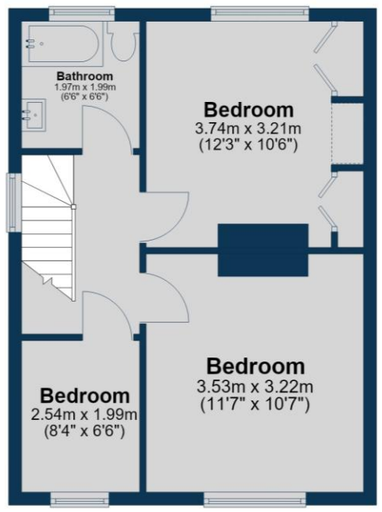
Ground Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 91.0 sq. metres (980.0 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

14, Fir Tree Avenue, Haslemere, GU27 1PL

£525,000 Freehold

An extended three-bedroom semi-detached home offering excellent potential for modernisation. Featuring a bay fronted living room, open-plan kitchen/dining room, separate utility room and two bath/shower rooms. Further highlights include a substantial rear garden with far-reaching views, extensive driveway parking and a desirable Haslemere cul-de-sac setting close to local schools, amenities and countryside walks.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	To be confirmed	980	1.5 miles	Band D - Waverley	N/A	N/A

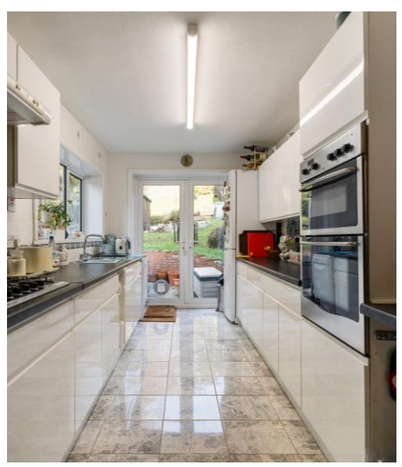
Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £2,150 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 35A High Street, Haslemere, Surrey, GU27 2JY.





Seymours

Your property partner for life

Set back from the road within a generous plot, this attractive three bedroom semi-detached home offers approximately 980 sq ft of well proportioned accommodation arranged over two floors. Benefiting from an extended ground floor layout, extensive driveway parking and a particularly generous rear garden with far reaching views, the property presents a wonderful opportunity for buyers looking to modernise and personalise a family home.

An attractive arched brick entrance opens into a welcoming hallway with wood effect flooring, which continues into the front facing living room. A large bay window creates a bright and inviting space, whilst decorative ceiling coving and a feature fireplace surround add character.

To the rear, a spacious dining room flows seamlessly into the extended kitchen, creating an excellent space for everyday family living and entertaining. The kitchen is fitted with a range of white gloss cabinetry complemented by contrasting dark worktops, tiled flooring, an integrated double oven and gas hob. French doors open directly onto the rear terrace and garden.

Leading from the dining room, a separate utility room provides additional cabinetry, worktop space and provision for laundry appliances. An adjoining ground floor shower room with WC and a further external entrance from the driveway complete the ground floor accommodation.

Upstairs, the first floor landing leads to three bedrooms, all featuring wood-effect flooring. The two double bedrooms benefit from extensive fitted storage, with the larger rear facing bedroom enjoying attractive views over the garden. The third bedroom offers versatility as a child's bedroom or home office. A fully tiled family bathroom features a white suite with a panelled bath and vanity unit.



The generous tiered rear garden features a paved terrace, lawned areas and established planting. The elevated upper section enjoys far-reaching views towards the wooded hills beyond, with excellent potential for an outdoor entertaining area.

To the front, a lawned garden with established planting sits alongside a lengthy private driveway providing off road parking for multiple vehicles. The generous plot also offers potential for further improvement or extension, subject to the necessary consents.

Situated within a residential cul-de-sac in Haslemere, the property is conveniently placed for the shops and amenities of Wey Hill, Shottermill Infant and Junior schools and Woolmer Hill School. Haslemere town centre offers an excellent selection of independent shops, cafés and restaurants, whilst the mainline station provides regular direct services to London Waterloo in approximately 50 minutes. With beautiful countryside on the doorstep and convenient access to the A3, the location offers an appealing balance of town and country living.









