



Denbigh Road, Haslemere, Surrey  
POA Freehold

CLARKE  GAMMON  
1919



**4 DENBIGH ROAD  
HASLEMERE SURREY GU27 3AP**

**POA**

Attractive 1930s Rhodes  
house

Bathroom and shower room

Three reception rooms

Scope for modernisation

Sought after cul de sac

Kitchen/ breakfast/ utility  
room

Four bedrooms

Good sized level gardens

Detached garage and  
workshop



**A spacious and well proportioned  
four bedroom semi detached  
house having scope for  
modernisation, in a good sized  
level plot within a sought after  
cul de sac.**

**THE PROPERTY**

This attractive four bedroom family house was built in the early 1930s by Rhodes - a renowned Haslemere builder - and is set back in its generous sized level plot. On the ground floor are a double aspect study, bay fronted sitting room with fireplace and dining room overlooking the pretty east facing rear garden. Also having a rear aspect is the kitchen and utility/breakfast area which could be combined or extended subject to the necessary Planning Permission. On the first floor are three double bedrooms and a good sized single bedroom. All the bedrooms have sinks and built-in wardrobes and are serviced by a bathroom and shower room.





## THE GROUNDS

The good sized level gardens are a lovely feature. The property is set back from the road behind a front lawn with established shrub and flower borders. There is plenty of parking on the driveway which leads to the detached garage with workshop to the rear; both having power and light. The rear garden has a paved sun terrace, lawns, shaped flower and shrub beds, greenhouse, Bramley apple tree and veg/fruit plot all enclosed by established hedge boundaries.

## SITUATION

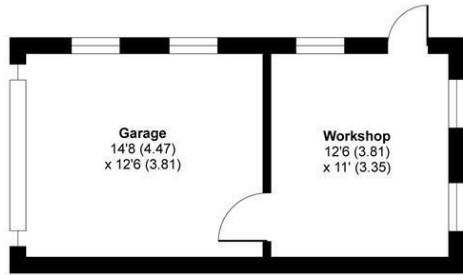
Denbigh Road is a desirable residential no through road just off Scotland Lane having the convenience of being just a short distance from the High Street and main line station, yet within walking distance of Blackdown National Trust land with its glorious country walks and panoramic views. Haslemere Town Centre provides a comprehensive range of shops and boutiques including Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee bars, together with Waitrose. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities, Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities and there are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

High Street 0.5 miles  
Main line station 1.1 miles  
Health Centre 1 mile  
A3 access at Hindhead 5 miles  
Guildford 16 miles

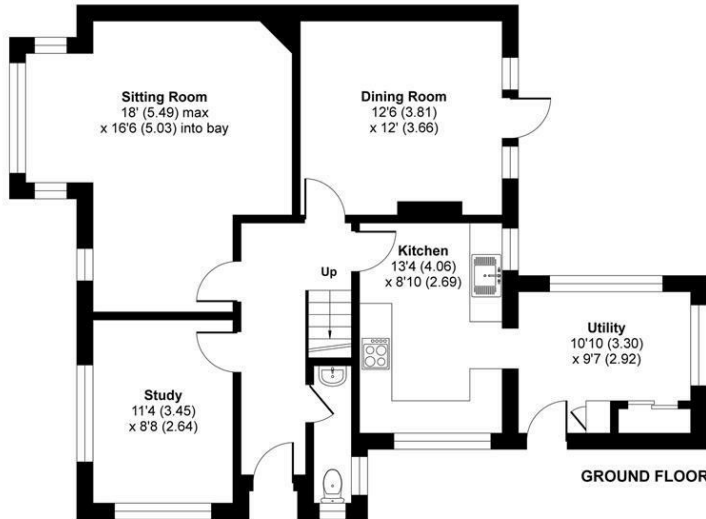
All distances approximate

# Denbigh Road, Haslemere, GU27

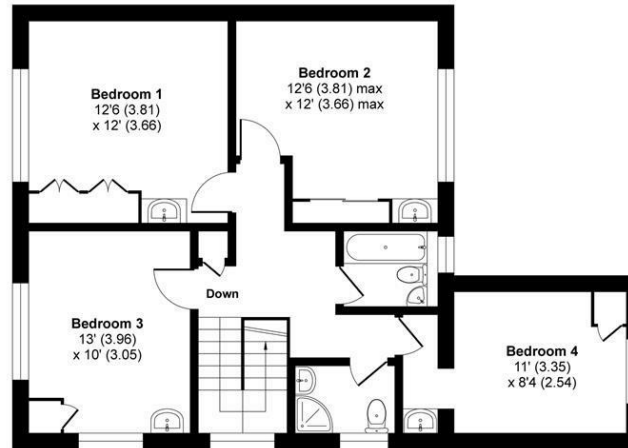
Approximate Area = 1775 sq ft / 165 sq m (includes garage)  
 Outbuilding = 138 sq ft / 13 sq m  
 Total = 1913 sq ft / 178 sq m  
 For identification only - Not to scale



GARAGE / OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 728388

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band F

## SERVICES

All main services, gas central heating, double glazing

13th February 2023 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>53</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office in Haslemere High Street proceed south towards the Town Hall then turn left onto Petworth Road taking the 2nd turning on the right into Haste Hill. Proceed to the top and turn right onto Scotland Lane and Denbigh Road will be found on the right hand side. No. 4 will be found after a short distance on the right hand side.

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
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