



**14 SUNVALE AVENUE HASLEMERE SURREY GU27 1PH**  
**GUIDE PRICE £425,000 FREEHOLD**

- 1930S SEMI DETACHED HOUSE**
- BATHROOM**
- KITCHEN**
- SCOPE FOR ENLARGEMENT**
- CAR PORT AND OFF ROAD PARKING**

- THREE BEDROOMS**
- SITTING ROOM AND DINING ROOM**
- CLOAK/WET ROOM**
- LARGE SOUTH FACING GARDEN**
- NO ONWARD CHAIN**

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>			<b>73</b>
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



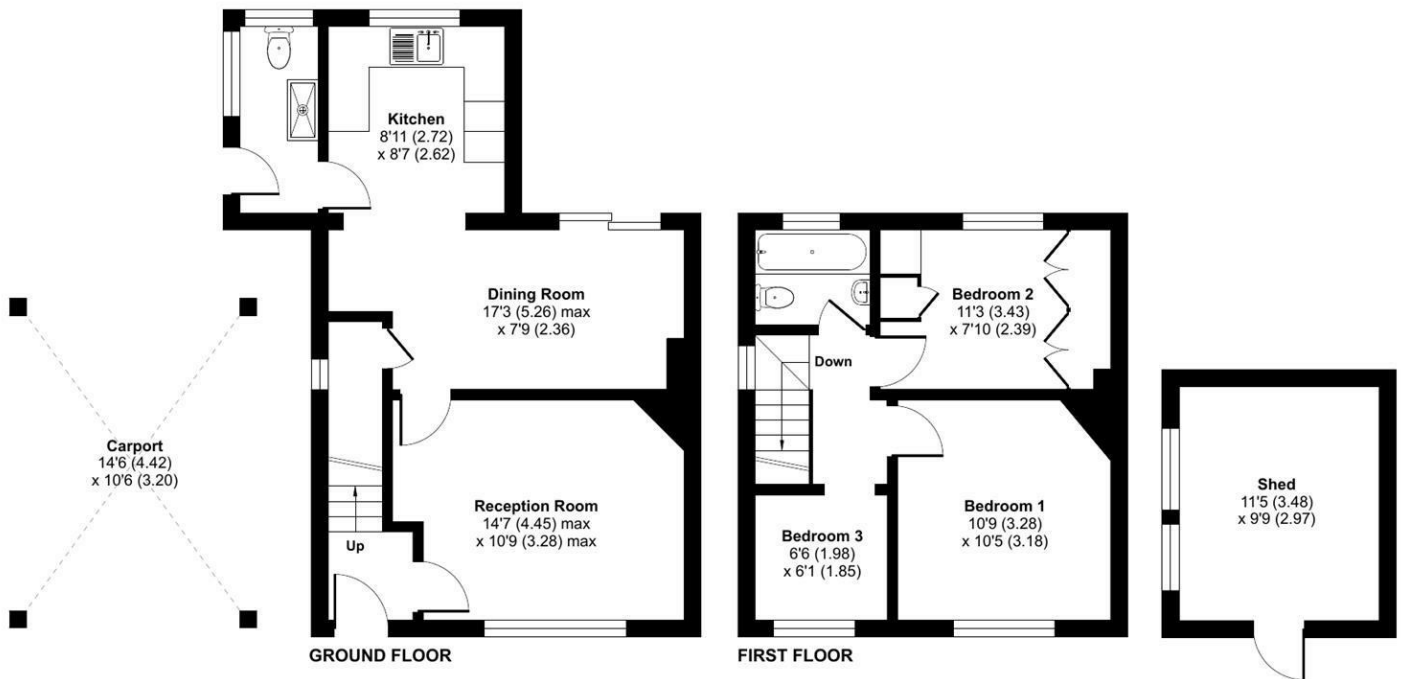
# Sunvale Avenue, Haslemere, GU27

Approximate Area = 797 sq ft / 74 sq m (excludes carport)

Shed = 113 sq ft / 10.4 sq m

Total = 910 sq ft / 84.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Clarke Gammon. REF: 1062688

## THE PROPERTY

An established 1930's semi detached three bedroom house having a south facing garden and scope for modernisation and improvement.

Set slightly back from this popular no through road, the property we understand was built in the 1930s. Although the property has had a rear extension that incorporates the current kitchen and ground floor cloak/wet room, it still offers plenty of scope for enlargement subject to Planning Permission, with many of the other properties in the road having already been substantially enlarged.

On the ground floor is a front aspect sitting room with open fire, dining room with sliding doors onto the garden and kitchen with a door onto the side path.

On the first floor are three bedrooms; two doubles and one single and a bathroom.

The house is set behind its front garden and brick wall with a path leading to the front door and side gate that provides access to the rear garden where there is a patio adjoining the house which leads to a lawn with two inset flower and shrub beds and established hedge and fenced boundaries on either side. A path leads to the bottom of the garden where there is a greenhouse, shed and car port with a pair of wooden gates opening onto Oak Tree Lane.

## SITUATION

The property is located on Sunvale Avenue - a no through road culminating at a small green and backing onto woodland. In nearby Weyhill are Lion Green with its play area, Tesco and M & S Food, local shops, cafes, restaurants and Haslemere Library. There is a good selection of highly regarded state and private schools including the popular Shottermill Infant and Junior schools. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and WH Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

## DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street. Continue on passing the railway station, through Weyhill and across the traffic lights. Proceed for a further 0.5 mile then take the left hand turn into Critchmere Hill. Go down the hill, up the other side then left into Pitfold Avenue, right into Oak Tree Lane and right again into Sunvale Avenue taking 1st left and the property will be found on the left.

### CG HASLEMERE OFFICE

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