



90 Wey Hill, Haslemere, Surrey, GU27 1HS

OIEO £550,000

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Upon entering this charming home there is a welcoming entrance hallway. The property has a cloakroom and engineered wood floors throughout.

To the front is a cosy bay fronted reception room and to the rear is space shaker style kitchen with granite worktops and this room is open plan to the dining area that has bi folding doors across the back which provides access to the rear garden.

On the upper two levels, there are three double bedrooms, luxurious family bathroom suite, good storage, and utility cupboard.

The main bedroom has built in wardrobes and Juliette balcony with views over the garden and a stylish modern bathroom suite.

The driveway parking is accessed via sliding electric gates. There is side access to the rear garden where there is storage sheds and a large office/studio.

Tenure : Freehold
Council Tax Band - E

- Three Double Bedrooms
- En Suite To Main Bedroom
- Bay Fronted Lounge
- 22ft Kitchen Diner With Bi Folding Doors
- Off Road Parking For Two Cars
- 50ft Rear Garden
- Ground Floor Cloakroom
- First Floor Utility Cupboard
- Separate Studio In Garden



Floorplan

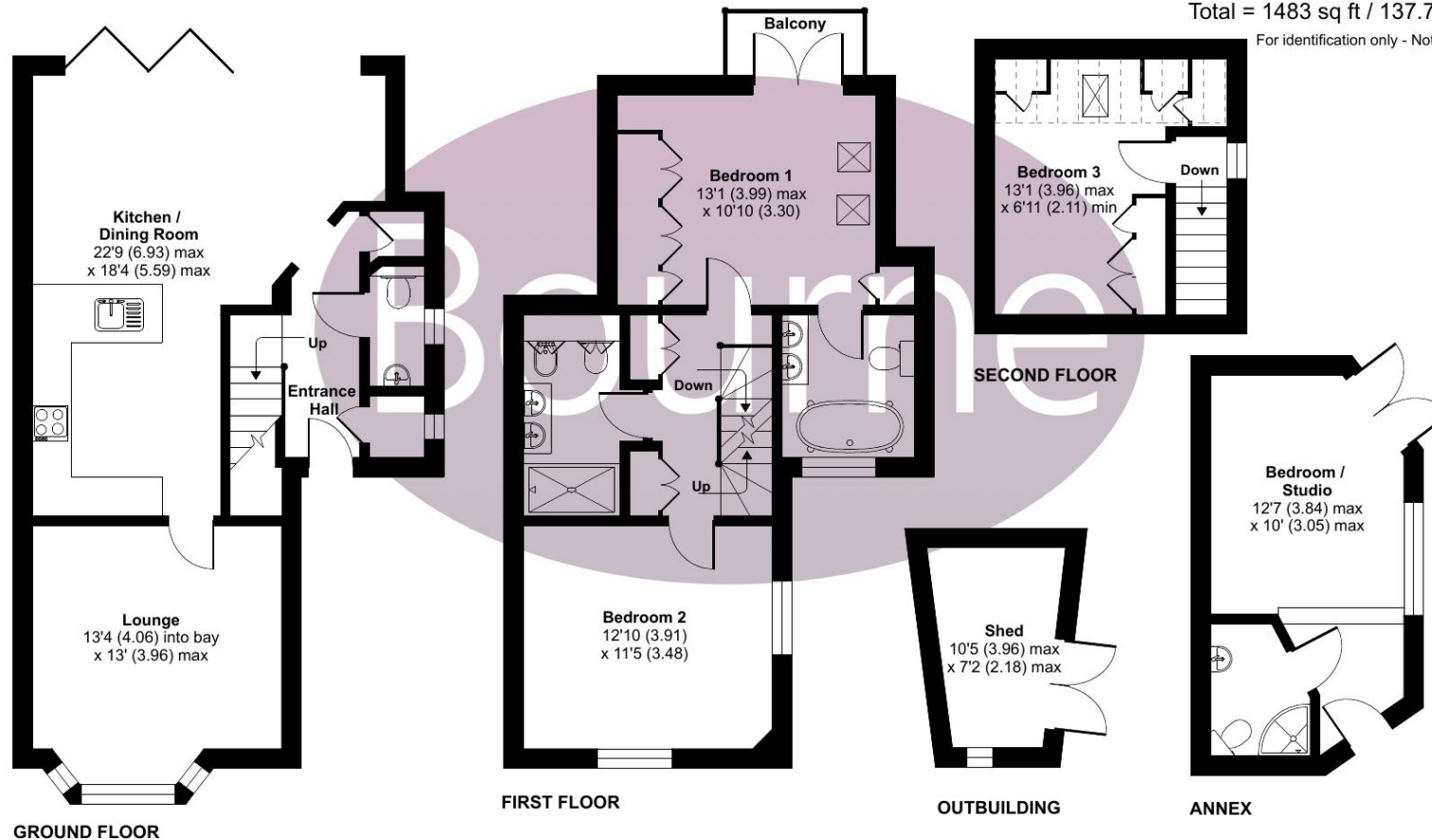


Denotes restricted head height

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Approximate Area = 1200 sq ft / 111.4 sq m
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Outbuilding Area = 61 sq ft / 5.6 sq m
Annex Area = 183 sq ft / 17 sq m
Total = 1483 sq ft / 137.7 sq m

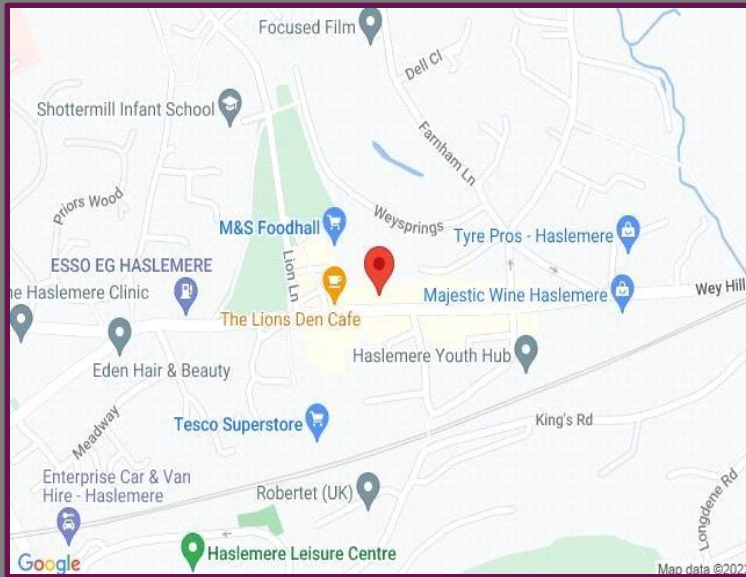
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 951776

Location

Ideally positioned within a few hundred yards of Haslemere train station. The historic town of Haslemere has a vast array of local and high street shops, bars and restaurants to enjoy. The area as loads of beautiful green spaces and a vibrant local community.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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