



6 Denbigh Road, Haslemere, Surrey

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6 Denbigh Road Haslemere, Surrey GU27 3AP

A beautifully presented family home with light and airy accommodation and delightful garden, in a desirable Haslemere setting.

Haslemere town centre 0.7 miles, Haslemere mainline station 1.1 miles (London Waterloo 53 minutes), Gatwick Airport 36 miles, London 42 miles

Entrance hall | Kitchen/dining/family room
Sitting room | Utility | Shower room
3 Bedrooms | Family bathroom | Garage
Garden | EPC rating D

The property

Denbigh Road is an attractive semi-detached family home featuring elegant, understated accommodation arranged across two floors, having been renovated and extended by the current owners.

The ground floor has a 25ft triple aspect sitting room, which runs from the front to the rear and features a corner fireplace and French doors opening onto the rear garden. At the heart of the home is the Kitchen/dining/family room, which has wooden flooring throughout and bi-fold doors opening to the garden. The space is ideal for relaxing as a family or entertaining guests, offering both a seating area and a large family dining table. The kitchen itself has shaker-style units, central island with breakfast bar and integrated appliances. The adjoining utility room provides further storage space, access to the garden and steps down to the garage. There is also a useful ground floor shower and cloak room.

On the first floor, accessed from the spacious landing, there are three well-presented bedrooms; the principal bedroom having extensive built-in wardrobes. The contemporary styled family bathroom has a separate walk-in shower unit.

Agents Note: subject to the necessary consents, there could be further scope for extending/developing the property using the garage and space above to create further reception space, bedroom and ensuite facilities.

Outside

The property is approached via a tarmac drive which provides off street parking, in addition to the tandem garage. The front garden is enclosed by mature hedging and has an area of lawn with flower and shrub borders. To the rear, a raised terrace adjacent to the property, provides the perfect location for outside entertaining and enjoying the peace and tranquility of the location. The rear garden is mainly laid to lawn, interspersed with flower and shrub borders for colour and variety, and enclosed by boundary hedges; providing privacy and seclusion.

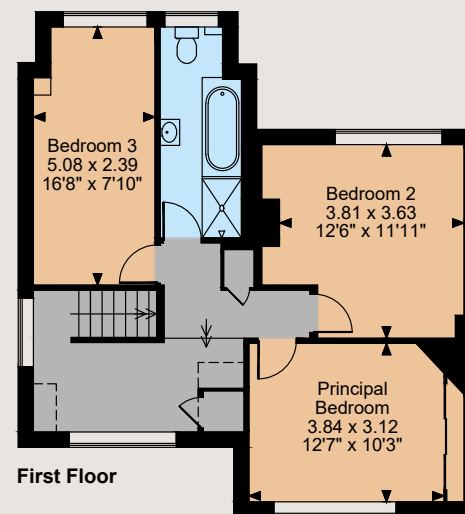
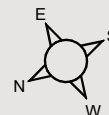
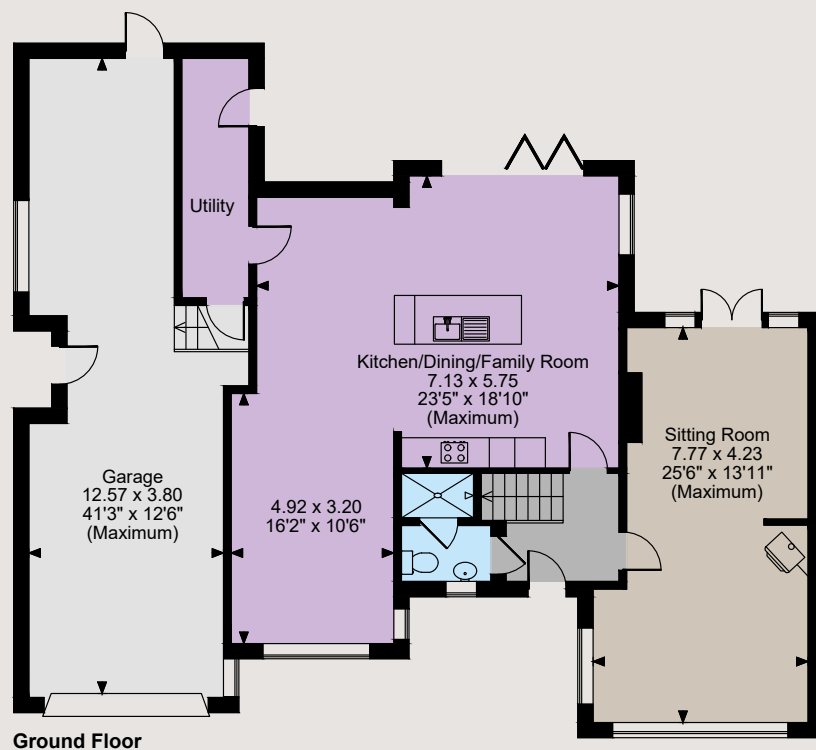
Location

The property is situated in a highly sought-after location, just moments from National Trust woodland in the South Downs National Park and less than a mile from the centre of the popular town of Haslemere. Haslemere provides a good variety of boutique shopping, restaurants, a Waitrose supermarket, recreational facilities and a mainline station with fast trains reaching London Waterloo in approximately 53 minutes. The A3 London to Portsmouth road is about three miles distant providing access through the Hindhead tunnel to Guildford, London, Heathrow, Gatwick, the M25, and south to the coast. There is a fine selection of schools in the area including St Ives, St Edmunds, The Heights, Highfield, Brookham, Amesbury and the Royal School (both junior and senior).





Floorplans
House internal area 2,269 sq ft (211 sq m)
Including Limited Use area 19 sq ft (2 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Directions

From Haslemere, take the High Street south and at the roundabout, take the first exit onto the B2131/Petworth Road. Turn right onto Haste Hill and after a further 0.2 miles, turn right and then right again onto Scotland Lane. Turn right onto Denbigh Road and you will find the property on the right.

General

Local Authority: Waverley Borough Council

Services: Mains water, electricity, gas and drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,100,000

Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

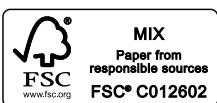
01428 661077

haslemere@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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