



 kelway  
law

**Laurel Cottages, Crossways Road, Grayshott GU26 6HJ**

Guide Price £200,000 - £215,000

# Laurel Cottages

## At a glance:

- **First floor apartment**
- **Two double bedrooms**
- **Bright and airy sitting/dining room**
- **Fully fitted kitchen**
- **Fully fitted bathroom**
- **Central village location**
- **Single garage and parking**
- **No onward chain**

Neutrally decorated and centrally located this two double bedroom apartment offers generous accommodation alongside a garage and parking. An ideal investment or first-time purchase with easy access to the A3 and approx. 4 miles to Haslemere station.

Within a stones throw of most village amenities this apartment offers two double bedrooms, bright and airy sitting/dining room, the kitchen is fully fitted with a range of eye and base level units alongside a fully fitted bathroom. Eaves storage is available throughout the apartment whilst entry is provided by a telecom door system.

Outside the property is a garage and also parking.



# Laurel Cottages

## Grayshott & Surroundings:

The village sits firmly on the Hampshire/Surrey border and is well stocked with a range of shops, restaurants and a public house whilst bordered by acres of National Trust and MOD land with the nearby Devils Punch Bowl and Waggoners Wells and Ludshott Common.

The larger towns of Farnham and Haslemere are within a short driving distance, both with high street shopping and main-line rail connections to London in under an hour

Access to the A3 is just a few minutes away, with dual carriageways leading to London and Portsmouth. The surrounding area hosts a large choice of primary and secondary schools.



## Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested



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## Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website [www.kelwaylaw.co.uk](http://www.kelwaylaw.co.uk)

We are open:

Monday – Friday: 09:00 – 18:00  
Saturday: 09:00 – 17:00

## Are you selling locally?

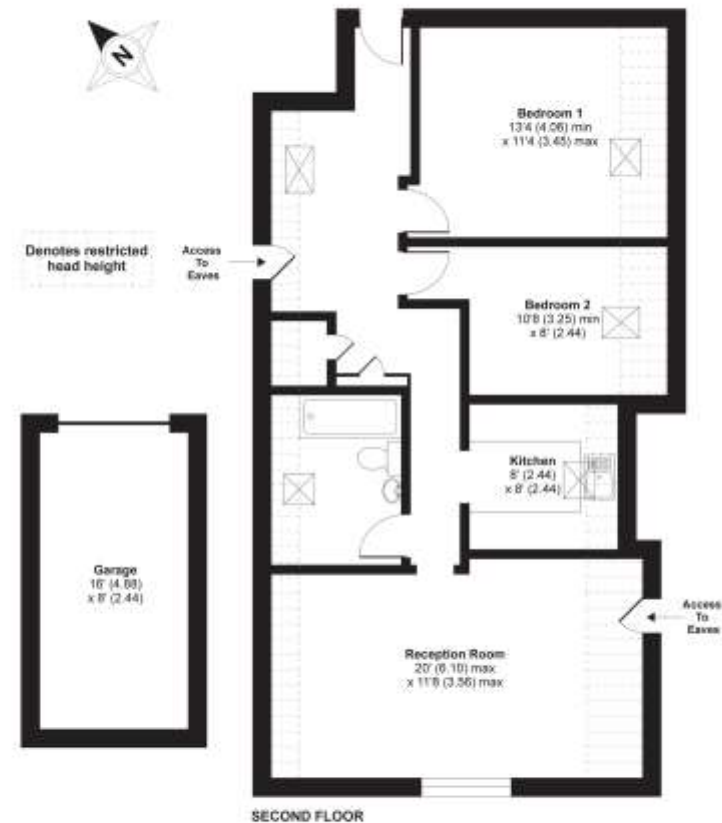
Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit [www.kelwaylaw.co.uk](http://www.kelwaylaw.co.uk)

Haslemere: 01428 661525  
Hindhead: 01428 604488  
Liphook: 01428 722447

## Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.

APPROX. GROSS INTERNAL FLOOR AREA 779 SQ FT 72.4 SQ METRES  
(INCLUDES GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT)



We warrant every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representational purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given as to the total square footage of the property if quoted on the plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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