



 kelway
law

Heath Road, Hammer, West Sussex GU27 3QL

GUIDE PRICE: £425,000



Heath Road

At a glance:

- Three sizable bedrooms
- Front aspect spacious sitting room
- Driveway parking for two vehicles
- Quiet cul-de-sac location
- Laid to lawn garden with shed
- Upstairs bathroom
- Just over a mile from Haslemere railway station

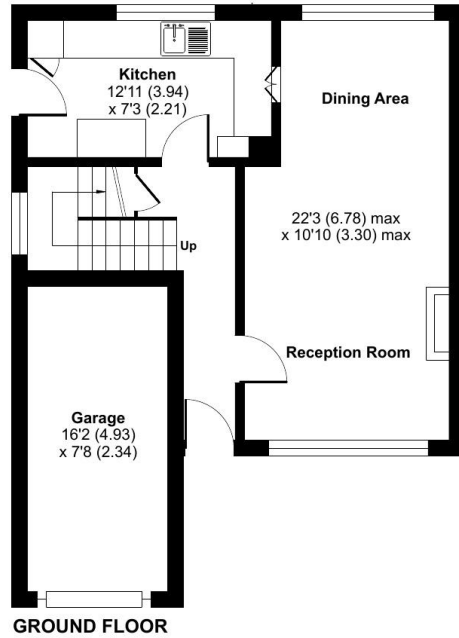
This charming three-bedroom semi-detached home lies tucked away in a quiet corner in the semi-rural hamlet of Hammer, situated on the outskirts of Haslemere just over a mile from its mainline railway station and amenities. The house enjoys a bright and airy feeling throughout, and also has great potential to extend the rear and renovate internally, all of course subject to the relevant authority and planning regulations.

The property is accessed through the front door into the hallway, which branches off to the spacious sitting room on the right. The kitchen offers views over the rear garden; it also provides an ample amount of storage. Leading up the stairs one reaches the three bedrooms. All are spacious doubles, two of which contain good-sized built-in wardrobes. The upstairs bathroom has a bathtub, wash basin and W.C.

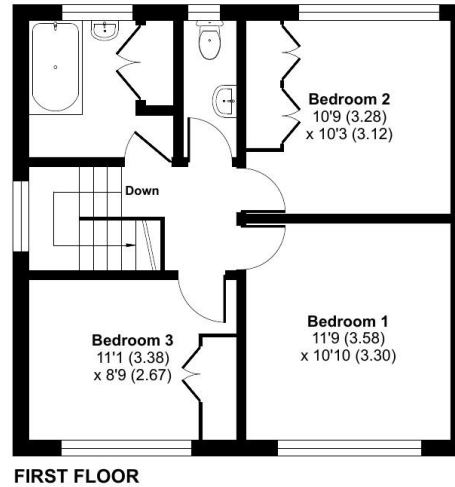
The driveway provides parking for two vehicles which backs on to the integral garage. To the rear of the house is a mainly laid to lawn garden, with side access via a gate skirting around the western-flank of the property. The garden features a shed in the corner along with a patio. Panel fencing on both sides and a tall hedgerow surrounds the garden, along with low maintenance non-coniferous shrubbery.



Approximate Area = 920 sq ft / 85.5 sq m
 Garage = 120 sq ft / 11.1 sq m
 Total = 1040 sq ft / 96.6 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Kalway Law Estate Agents. REF: 1011205

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Hammer & Surroundings:

Stradling the northern tip of the South Downs National Park, Hammer is the quintessential English village. It offers Arnolds Garage petrol station/convenience store, whilst the neighbouring village Camelsdale provides a primary school, tea room, and renowned beauty spots. Its close proximity to the historic market town of Haslemere means that more amenities are available, including a Waitrose and Marks and Spencer Foodhall.

The area is particularly well served with outstanding state and private schools. Recreational facilities include the Herons Leisure Centre with its multiple squash courts, gym, and swimming pools. Haslemere is ideally located for the London commuter with Waterloo within 55 minutes and Heathrow and Gatwick less than an hour away. The south coast lies only 25 miles distant.

Additional Property Details:

Council Tax Band: D
 Local Authority: Chichester
 Services: Mains Gas, Electric & Drainage
 Tenure: Freehold
 Lease Length: N/A
 Service Charge: N/A
 Ground Rent: N/A
 What3words: /// vibrate.detergent.racked



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.

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

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

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

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.