



3 Fir Tree Avenue, Haslemere, Surrey, GU27 1PL

Guide Price £685,000 - Freehold



## A modernised and extended four-bedroom detached family home with two bath/shower rooms, off-street parking and a garden with summerhouse, conveniently located close to Wey Hill and Haslemere station.

- Front Aspect Sitting Room With Log Burner & Bay Window
- Driveway With Off Street Parking For 2 Cars
- Stunning Elevated Views
- Utility Room
- Quiet Cul-De-Sac Location
- Close To Countryside Walks & Woolmer Hill School
- Lovely Terraced Garden
- Spacious Detached Family House
- Kitchen/Dining Room
- Downstairs Shower Room & Upstairs Family Bathroom

3 Fir Tree Avenue is an extremely well-presented four-bedroom, two-bathroom detached home that has been extended and modernised to provide practical family accommodation. The property is conveniently located within easy reach of Wey Hill shops and Haslemere mainline station.

A covered entrance leads into a reception hall with wooden flooring and understairs storage. The ground floor includes a modern shower room and a front-facing sitting room with bay window and open fireplace with wood-burning stove.

To the rear, the kitchen/dining room offers a range of wall and base units with wood block work surfaces, integrated fridge/freezer and dishwasher, and access to a utility area with full-height storage and space for appliances. Double doors from the dining area open onto the rear garden.

The first floor comprises four bedrooms and a family bathroom, which has been updated by the current owner. The principal bedroom overlooks the garden.

Outside, there is off-street parking for two vehicles and side access to the rear garden. The garden features a paved patio, steps to a raised terrace, a sloping lawn with mature planting, and a summerhouse at the far end.

## Services & Directions:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Mains: Gas, Electric, Water and Drainage

Waverley Borough Council: E (£3,151.85)

EPC RATING: C

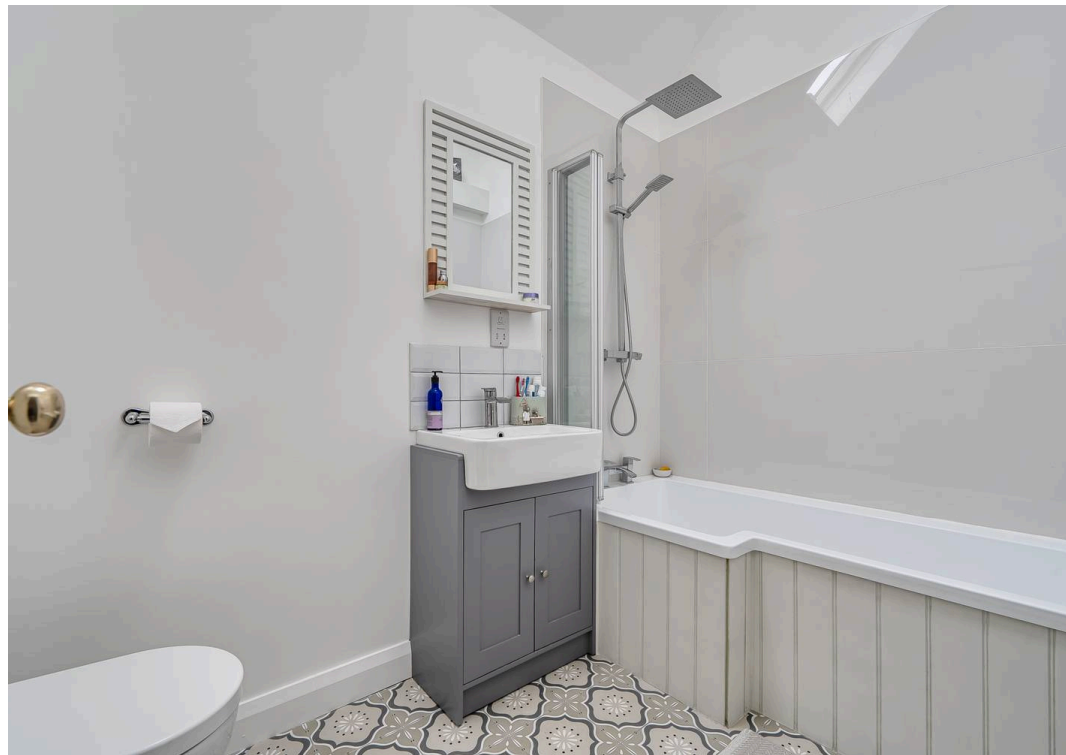
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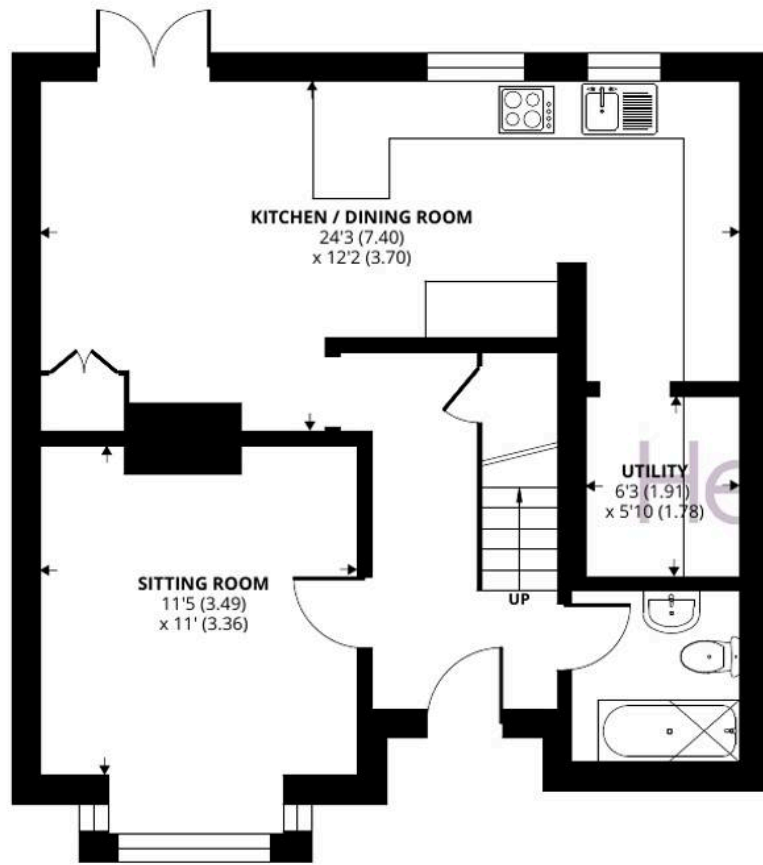
## Location:

The property is conveniently located for schools, shops, the station and A3. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent local schools for all ages and leisure facilities including The Edge which is within easy reach and also The Haslemere Leisure Centre. The property is surrounded by delightful countryside with footpaths nearby leading up onto Bramshott Chase and beyond.

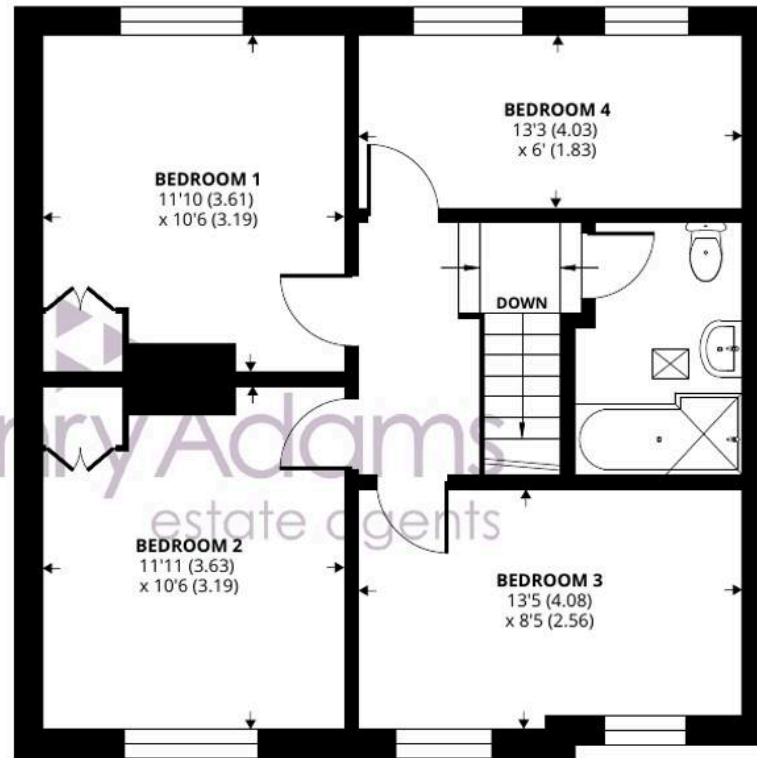




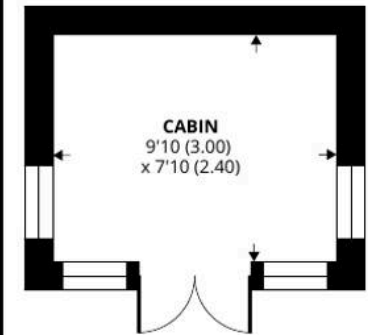




**GROUND FLOOR**



**FIRST FLOOR**



**OUTBUILDING**

## Fir Tree Avenue, Haslemere, GU27

Approximate Area = 1159 sq ft / 107.6 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 1237 sq ft / 114.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1407663



## Henry Adams - Haslemere

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any