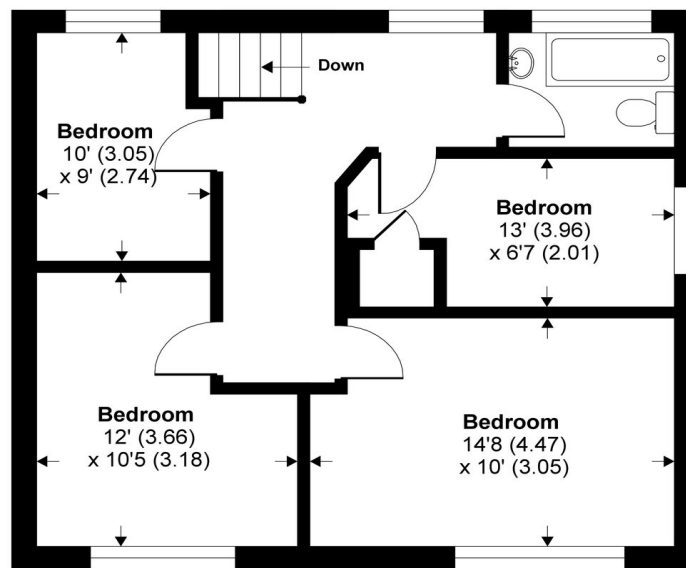


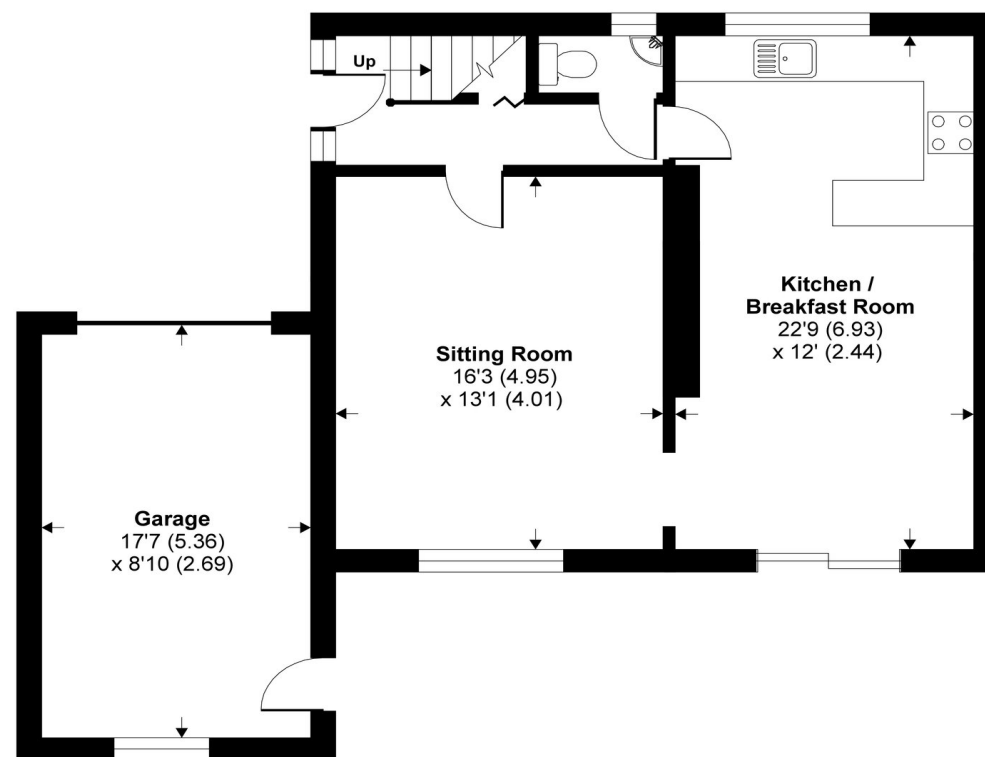
Glenville Gardens, Hindhead, GU26

Approximate Area = 1156 sq ft / 107.4 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 1347 sq ft / 125.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 746291



Glenville Gardens, Hindhead, GU26

Guide Price £735,000

This modern detached family home is well presented throughout and is ideally located in a quiet residential cul de sac in Hindhead. The property benefits from a large rear garden and single garage.

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ACCOMMODATION

- Detached family home
- Cul de sac
- Garage
- Large garden
- Quiet residential road
- Close proximity to National Trust Punchbowl

DESCRIPTION

This modern detached family home is well presented throughout and is ideally located in a quiet residential cul de sac in Hindhead. The property benefits from a large rear garden and single garage.

Upon entering the entrance hall, the downstairs comprises sitting room with wood burning stove, large kitchen/breakfast room with sliding doors to patio, downstairs cloakroom.

Upstairs, there is principal bedroom, two further double bedrooms, one single bedroom and family bathroom.

Outside the large rear garden faces south-east and is most level and bordered with hedges, mature trees and flowerbeds. There is a patio that runs the entire length of the house and consists of two sheds and access to the single garage. To the front of the property there is a front lawn and shingle driveway with parking for two to three vehicles.

LOCATION

The property is conveniently situated on a quiet residential road off Tower Road. Day to day shopping needs are located nearby within Hindhead village itself and the adjacent village of Beacon Hill with more comprehensive shopping at Grayshott village and Haslemere town. Haslemere offers a mainline rail connection to London Waterloo station in under an hour and access to the A3 is 0.6 miles away which has links to London, Guildford and the South Coast. The schooling in the area is excellent, both state and privately run. Hindhead is well known for its acres of open countryside and woodland, much of which is in the ownership of the National Trust. Close by there are miles and miles of excellent foot and bridle paths as well as excellent golf courses nearby.

LOCAL AUTHORITY

Waverley Borough Council



DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

