



INTRODUCING  
**35 CHERRY TREE AVENUE**

HASLEMERE, SURREY GU27 1JP

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**BEDROOM**  
3 BEDS

**AREA**  
840 SQFT

**BATHROOM**  
1 BATH





## KEY FEATURES

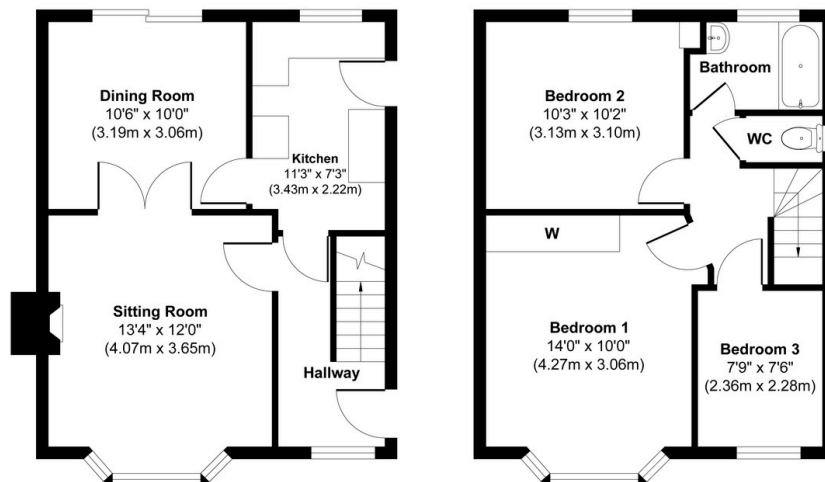
- Detached family home
- Three bedrooms
- Family bathroom with separate WC
- Feature fireplace & exposed wooden flooring
- Generous front and rear gardens
- Potential to modernise and extend (STPP)
- Walking distance of the MLS & Wey Hill



# WELCOME HOME

This charming home boasts an open-plan living and dining area, featuring exposed wooden flooring, bay windows, and a character open fire that brings warmth and personality to the space. Double doors provide the flexibility to separate these areas when desired. At the rear of the property, you'll find a well-equipped kitchen that enjoys far-reaching views, further enhancing this home's appeal.

With three bedrooms, a family bathroom, and a separate WC, the property offers plenty of room for a growing family or those needing extra space. Additionally, there is potential to improve and extend (STPP), making this an excellent opportunity for anyone looking to put their personal touch on their next home.









# OUTSIDE

Boasting front and rear gardens, with the rear offering a lovely decking area, perfect for outdoor relaxation, and an ideal spot to enjoy the far-reaching views of treetops and chimney pots. There is also an area under the decking, ideal for added storage.

A footpath to the rear provides easy access to Lion Lane, meaning you are within walking distance of the popular Primary School, Mainline Station, and local shops and restaurants on Weyhill, offering both convenience and practicality for modern living.



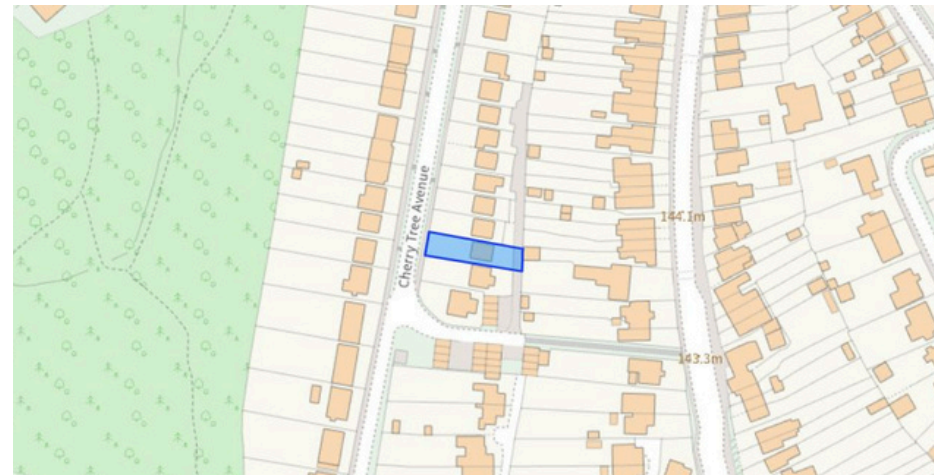




## NEED TO KNOW

Freehold  
EPC Rating C69  
Mains Gas, Electricity & Water  
Council Tax Band D  
Waverley Borough Council

Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.



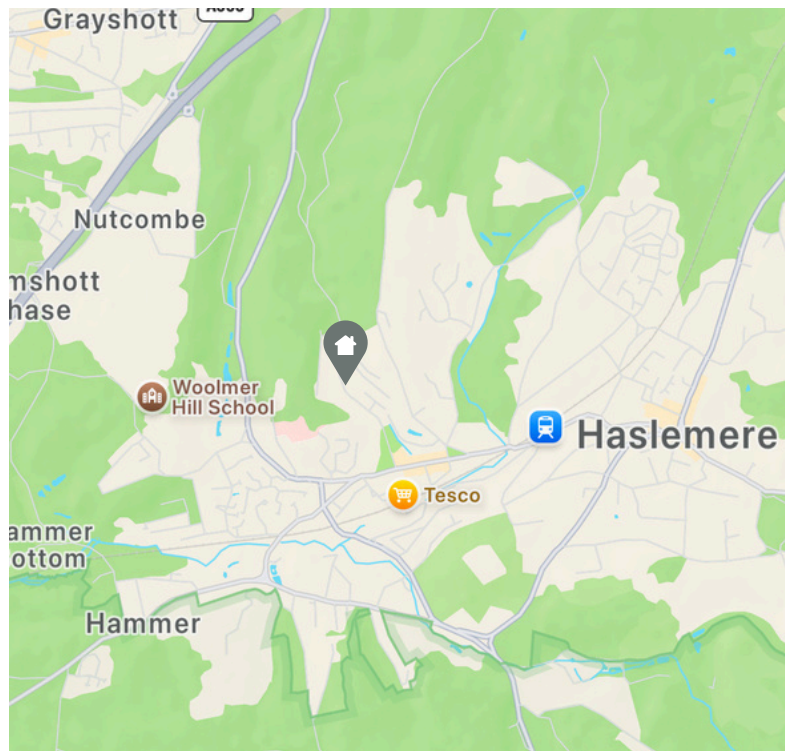


# NEAR ME



Haslemere offers a plethora of opportunities for entertainment, whether you are a keen walker and want to enjoy the benefits of living on the edge of The South Downs National Park or prefer to parade around the mix of unique boutiques & shops found on the High Street, there is something for everyone.

Having great transport links (A3 & mainline station to Waterloo in approx 55 mins) you are ideally connected to larger towns and cities.



## PUBS

THE MILL  
LIPHOOK ROAD  
SHOTTERMILL

THE WHITE HORSE  
HIGH STREET  
HASLEMERE

## SHOPS

MARKS & SPENCER  
LION LANE  
HASLEMERE

TESCO  
LION GREEN  
HASLEMERE

## RESTAURANTS

CHILLI NIGHTS  
WEY HILL  
HASLEMERE

SABAI THAI  
WEY HILL  
HASLEMERE

## CAFE

LIONS DEN  
WEYHILL  
HASLEMERE

OLIVERS  
WEST STREET  
HASLEMERE

## ENTERTAINMENT

HASLEMERE HALL  
BRIDGE ROAD  
HASLEMERE

HASLEMERE MUSEUM  
HIGH STREET  
HASLEMERE





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