

15 Royal Huts Avenue,
Hindhead, Surrey GU26 6FB

**Peter Leete
and Partners**

ESTATE + AGENTS



15 Royal Huts Avenue, Hindhead, Surrey GU26 6FB

Price: £440,000 Freehold



EPC Rating: D

Council Tax: E

SERVICES All main services. Gas central heating, mains water and drainage.

VIEWINGS: Strictly by appointment with the Agent both during and outside normal office hours including Sundays and Bank Holidays.

SPECIAL NOTES: Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

SITUATION: The property is situated off of the A33 Portsmouth Road behind a gated entrance. Busses passing through Hindhead serve Farnham, Aldershot, Guildford, and Haslemere, the latter town being approximately 3 miles distant, with a main line railway station serving Waterloo in approximately 55 minutes and Portsmouth on the South Coast. There are numerous beauty spots within easy reach, The Devil's Punch Bowl, just a short walk away, Highcombe Edge, Ludshott Common and Waggoner's Well's to name but a few. Golf is readily available at Hindhead, and there is also sailing at Frensham Ponds. The main airports of Gatwick and Heathrow are 49 miles and 40 miles respectively with access to the M25 at Junction 10 (22 miles).

GENERAL: Many of the properties within the development have created new kitchen/family rooms by removing the hallway and the walls between the kitchen and dining room to create one spacious area. Some have also converted the lofts to create two further bedrooms. Currently the property is laid out as follows.

Door to entrance hall:- With wood laminate flooring, wall thermostat, double radiator, understairs cupboard. **KITCHEN:** fully fitted with white fronted units of wall and base cupboards, the latter with a formica worksurface. Fitted oven and hob, space for further base appliance and upright fridge freezer. Franke style sink unit with mixer taps, part tiled walls over worksurfaces and downlighters to ceiling, cupboard housing wall hung gas boiler. **LIVING ROOM:** with wood laminate flooring, two double radiators, television point and casement style doors to rear. **DINING ROOM:** with wood laminate flooring and double radiator. **CLOAKROOM:** (formally a shower room) low level wc wash basin and recess housing space for washing machine and separate dryer. Single radiator and downlighters to ceiling. From the entrance hall there is a return staircase to the first floor landing with double radiator and access to loft space. **BEDROOM 1:** Double radiator and both television and telephone points. Door to en-suite shower room. White suite of low level w.c., washbasin and enclosed shower cubicle. Part tiled walls, single radiator, shaver socket, extractor fan and downlighter to ceiling. **BEDROOM 2:** with feature bay window, fitted wardrobe and single radiator. **BEDROOM 3:** with single radiator and television point. **BATHROOM:** White suite of concealed low level w.c., washbasin and panelled bath with separate shower attachment. Part to fully tiled walls, shaver socket, single radiator and downlighters to ceiling. **EXTERIOR:** Rear enclosed lawn and single garage with parking space in adjacent car park.





Royal Huts Avenue



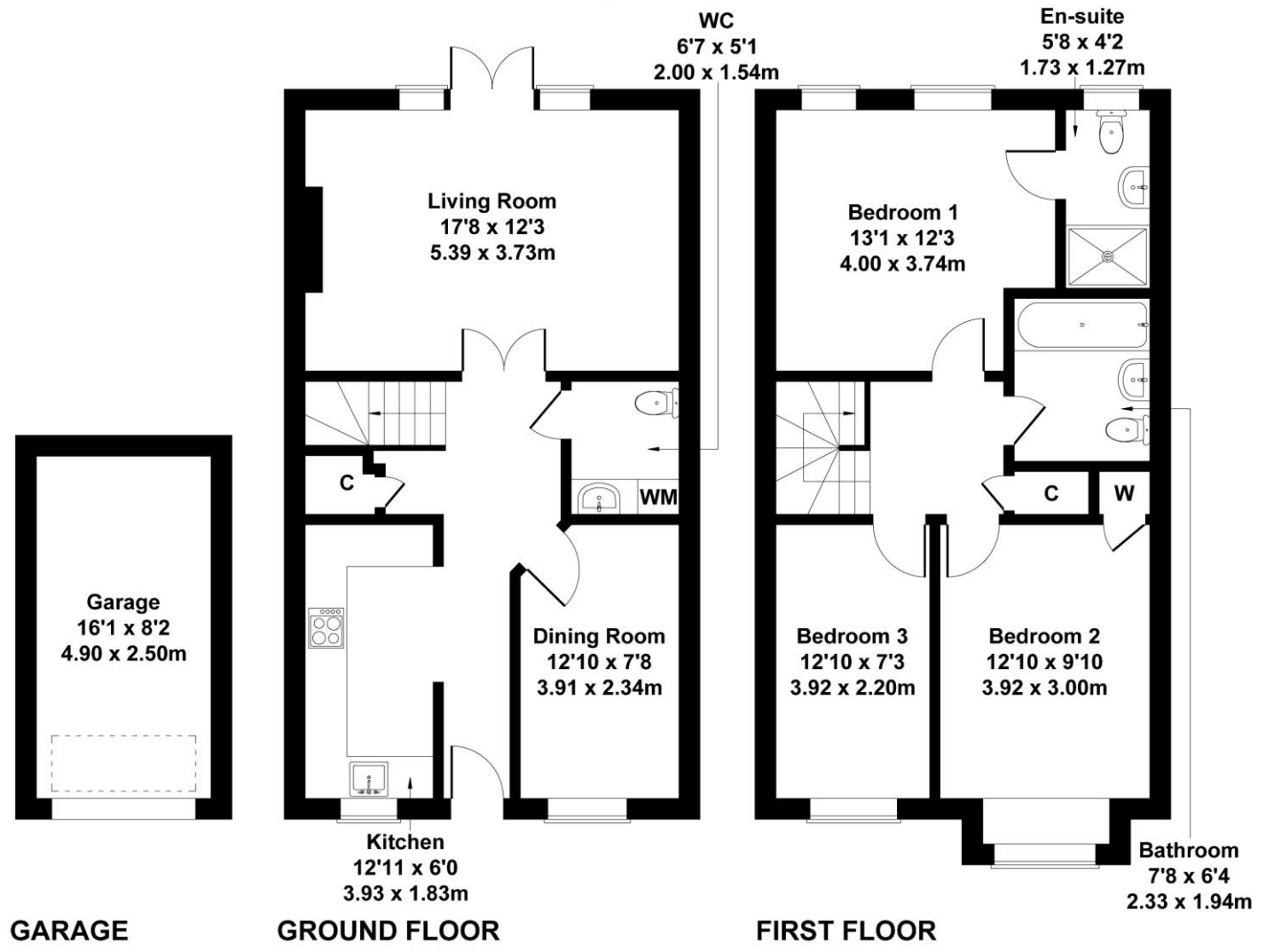
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15 Royal Huts Avenue. Hindhead

Approximate Gross Internal Area
1281 sq ft - 119 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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