



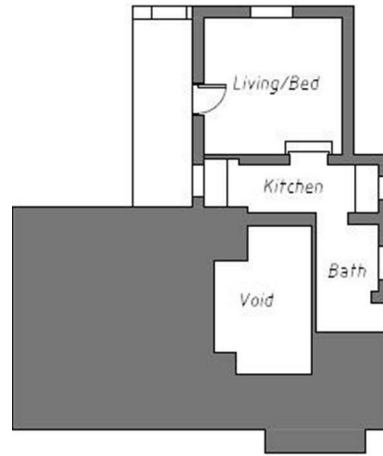
Kings Road, Haslemere, Surrey
Guide Price £550,000 Freehold

**34 KINGS ROAD
HASLEMERE SURREY GU27 2QG**

Guide Price £550,000

Refurbishment project Close to main line station

Planning Permission applied for alterations

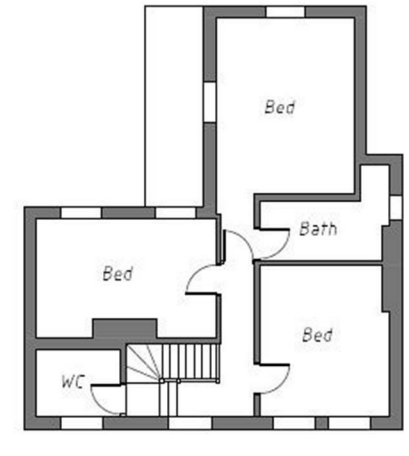


Lower Ground Floor Plan

Total Internal Floor Area
154.29m²
1660 sq ft



Ground Floor Plan



First Floor Plan

Existing accommodation

An attractive Edwardian house that has been unloved for many years which now requires a sympathetic and imaginative new owner.

THE PROPERTY

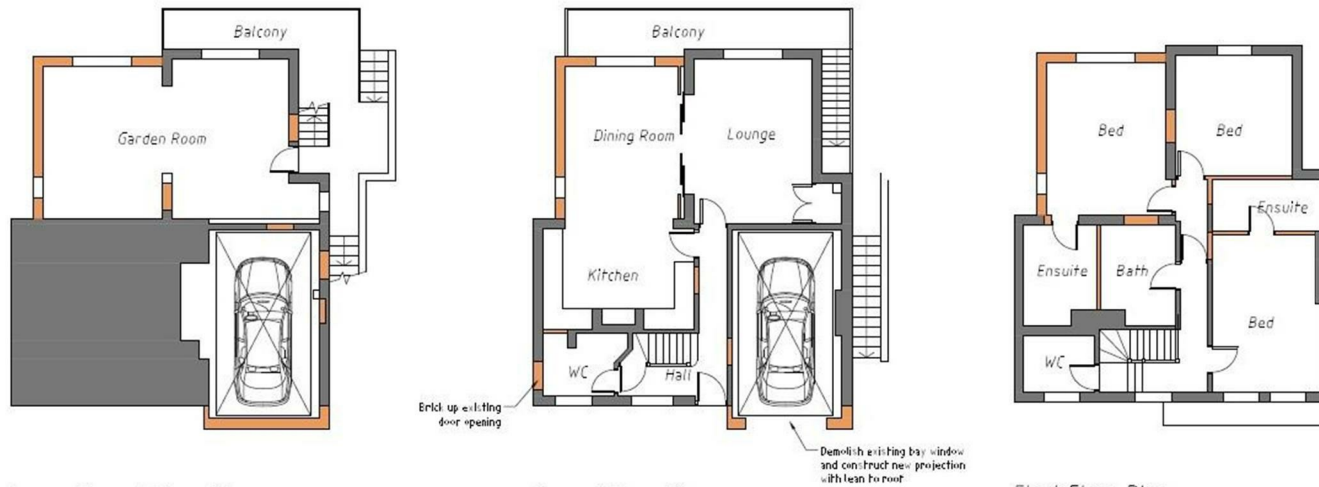
The house currently is 1650 sq ft with consent due to be given by Waverley Borough Council very shortly - Planning Ref: WA/2020/1793 - for an extension as shown on the plans. Please note that parking is restricted in Kings Road and the planning application includes converting the current sitting room into a parking space.

The property was originally purchased to be demolished and replaced with a development of flats but for financial reasons that didn't work out, so the vendors have applied for planning to extend and refurbish the current house and obtain permission for a new detached house to the left hand side. The plans for the new house can be viewed online - planning reference as above.

FURTHER INFORMATION

The gardens slope significantly with a stream at the end so the lower levels are boggy. As you can see from the photographs, the property in the main is in pretty good condition but the rear room has the floor removed which could create an issue where mortgaging is concerned, although there are bathrooms and a kitchen.

This property will appeal to someone in the industry or those with extremely high DIY abilities and all interested parties will be asked to prove their financial credentials before any sale is agreed.



Lower Ground Floor Plan

Total Internal Floor Area
186.20m²
2003 sq ft

Ground Floor Plan

First Floor Plan

Proposed floorplan

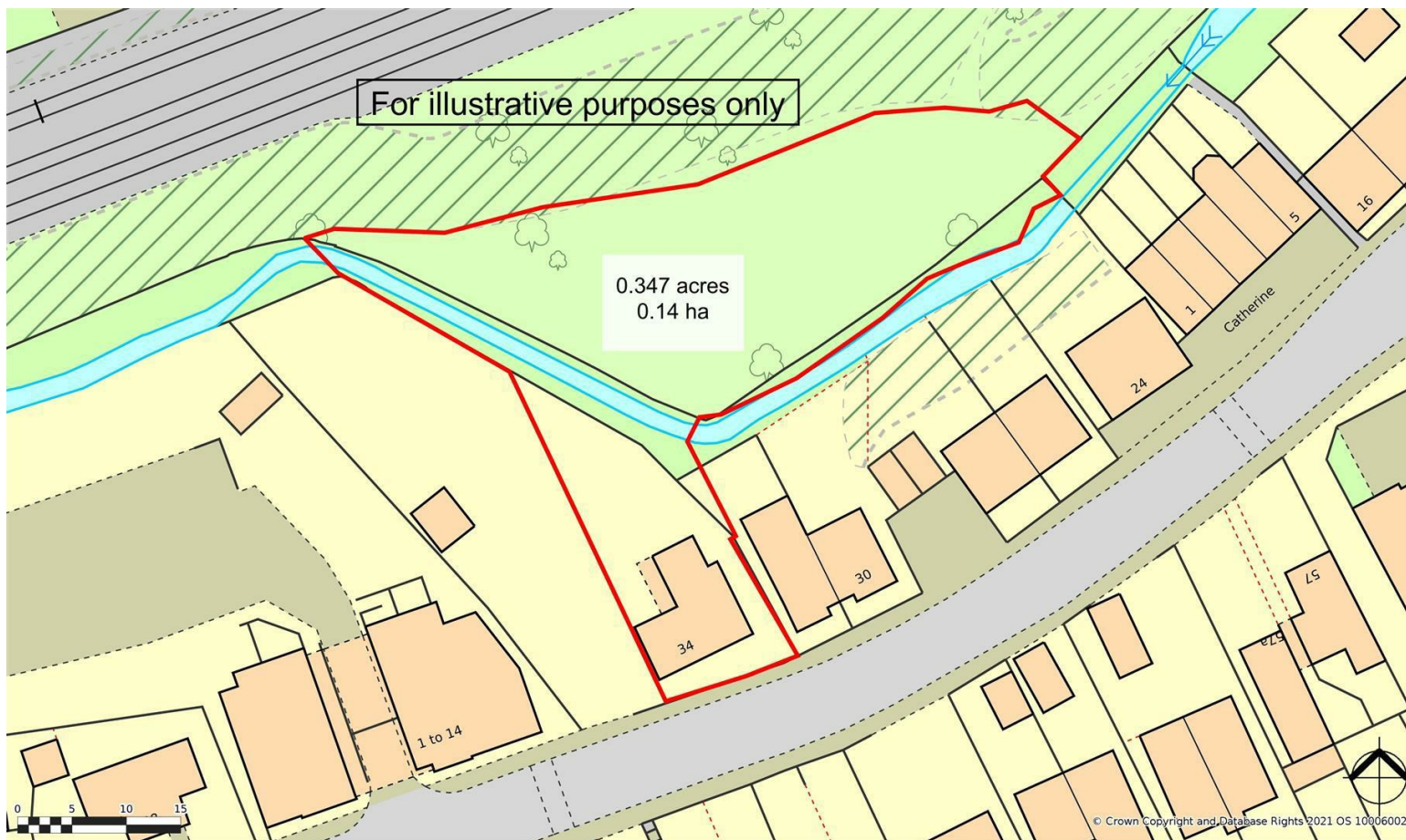


SITUATION

The property is in an excellent position just a short walk to Haslemere main line station and a level 0.7 mile walk of the Town Centre. Also within walking distance are the shops and amenities in Weyhill which include Tesco and M & S Food and Haslemere Leisure Centre. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots, Space NK and W H Smith along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill which has a spa. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

Main line station 0.2 miles
Shops and amenities in Weyhill 0.3 miles on foot
High Street 0.7 miles
A3 access at Hindhead 3.5 miles
Guildford 17 miles

All distances approximate



LOCAL AUTHORITY

Waverley Borough Council

SERVICES

All main services are connected

VIEWINGS

Please note that due to the missing floor children will not be allowed on viewings and suitable boots and attire will be needed for the gardens. The property has a lower ground floor flat that currently has restricted access, so initial viewings will be taken in the main house only.

20th October 2021 MPS/dr

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street taking the left hand turning into Kings Road immediately after the pedestrian crossing outside the railway station. The property will then be found the right hand side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

