

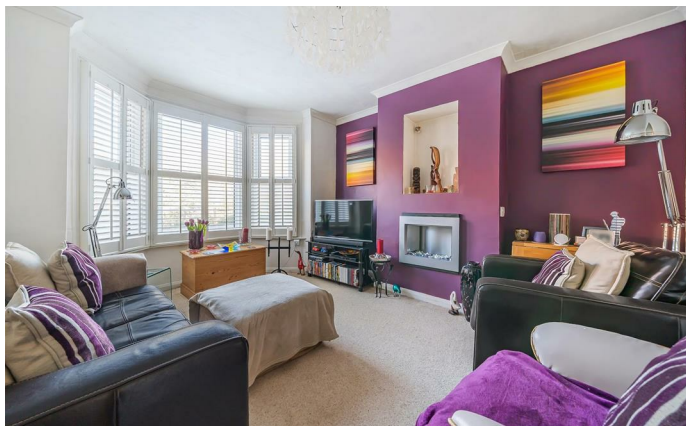


Kings Road, Haslemere, Surrey
Price Guide £595,000 Freehold

31 KINGS ROAD
HASLEMERE SURREY GU27 2QA

Price Guide £595,000

Attractive late Victoria semi-detached house	3 Double bedrooms
Bathroom and ensuite shower room	Bay front sitting room
Kitchen/dining room	Utility and cloakroom
Office	Off-road parking
Good sized garden	Close to Haslemere station



An attractive and well presented late Victorian 3-bedroom semi-detached house, just a stone's throw from Haslemere mainline station.

THE PROPERTY

This classic late Victorian home has red brick elevations and an attractive decorative timber gable. The property has previously been enlarged with a loft conversion, creating a new main bedroom with a modern ensuite shower room. On the first floor there are two further double bedrooms with a smart modern bathroom. On the ground floor is the cosy front aspect sitting room with bay window and plantation shutters, the central hall leads through to the large open plan kitchen/dining room which has well a fitted kitchen, solid wood worktops and a stainless-steel range style cooker. Off the dining area is an office with a vaulted style ceiling and skylights, a lovely place to work from with views through the double-glazed doors to the viewed garden. Off the kitchen area is a handy utility room and cloakroom. The property has double glazing, plantation shutters fitted to the front facing



GARDEN AND GROUNDS

At the front of the property is a brick paved driveway with parking for one car, a parking permit is available subject to application for a second car. There is side gated access to the rear garden, which has a wooden sundeck, level lawn, attractive stainless-steel balustrade, two raised terraces, the first with a garden shed and the upper level with a summer house. The owners have installed a remotely operated garden lighting system.

SITUATION

The house 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 Coppa Club 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.

Mainline station 0.1 miles
Weyhill shops and amenities 0.2 miles
High Street 0.6 miles
Haslemere Leisure Centre 0.6 miles
A3 access at Hindhead 3 miles

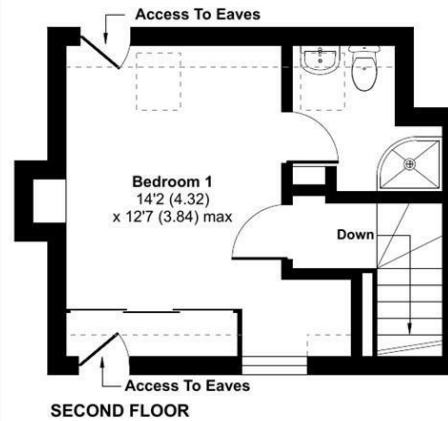
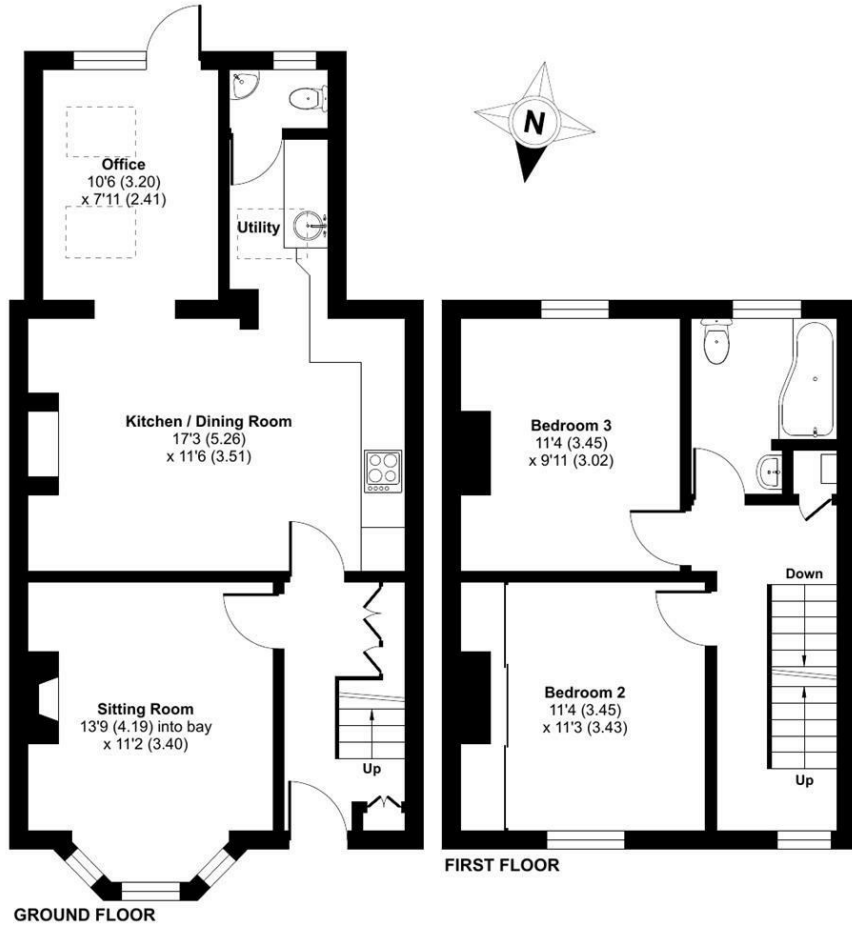
All distances approximate

Kings Road, Haslemere, GU27

Approximate Area = 1173 sq ft / 108.9 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 1201 sq ft / 111.5 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Clarke Gammon. REF: 1073957

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

15th January 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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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 development will be found after a short distance on 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

