



Border Road, Haslemere, Surrey
£335,000 Freehold

CLARKE  GAMMON
1919

21 BORDER ROAD
HASLEMERE SURREY GU27 1PG

£335,000

1930's Semi-detached house

3 bedrooms

Scope for modernisation & enlargement subject to planning

Ground floor bathroom

First floor shower room

Gas central heating

No onward chain

Well maintained gardens with outbuildings

Close to Weyhill & Woolmer Hill School

Potential off-street parking



An established 1930's built 3-bedroom semi-detached house with a good size garden, with further scope for improvement and modernisation, subject to planning permission

THE PROPERTY

This property is being sold for the first time and there will be no onward chain. Whilst the house does require quite a lot of modernisation and improvement, it does have gas central heating with a modern boiler, radiators and a hot water cylinder, there is a ground floor bathroom and first floor shower room. The front aspect reception room has a fully fitted functioning open fireplace and the stairs are located off the reception room. Towards the rear of the house is the kitchen and the ground floor bathroom, with a rear door from the kitchen giving access to the lean-to utility area which then leads out to the garden. In the garden are several outbuildings. As of February 2024, the current vendors have applied to have the kerb dropped at the front of the property, that will allow the front garden to be turned into driveway parking, subject to planning permission.



GARDEN AND GROUNDS

Currently the property has no off street parking, but has a paved walk way leading to the front garden which is lawn enclosed by screening hedging . The paving continues along the side of the house giving access to one of the sheds and rear garden. Here is hard standing pathways an additional shed and storage with stepping stone pathway with lawns either side, shaped flower and shrub borders and toward the top of the garden a smaller shed and greenhouse.

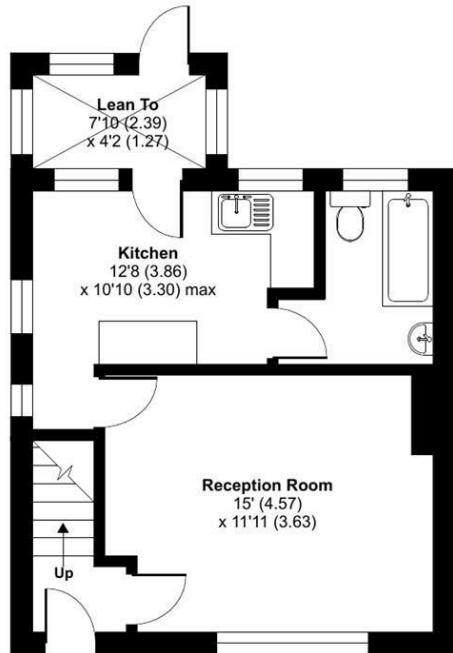
Border Road is located within easy reach of the amenities in Weyhill (there is a bus stop at the bottom of the road), which include Tesco and M&S Food. The main line station is just over one mile distant (London Waterloo from 49 minutes) and the A3 can be accessed at the Hindhead Tunnel, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The picturesque High Street and town centre offers a comprehensive range of shops and boutiques including Boots, W H Smith and Waitrose, restaurants, public houses and coffee bars. There are two hotels; The Georgian and Lythe Hill, both of which have spas, two sports centres; The Edge and Haslemere Leisure Centre and several high quality golf courses. There is an excellent range of schools both state and private in and around the town and the area as a whole is surrounded by beautiful countryside including the National Trust owned Hindhead Common and Devils Punchbowl.

Weyhill shops and amenities 0.8 miles
Haslemere High Street 2 miles
Main line station 1.2 miles
A3 access at Hindhead 1.5 miles
Guildford 15 miles
Chichester 21 miles

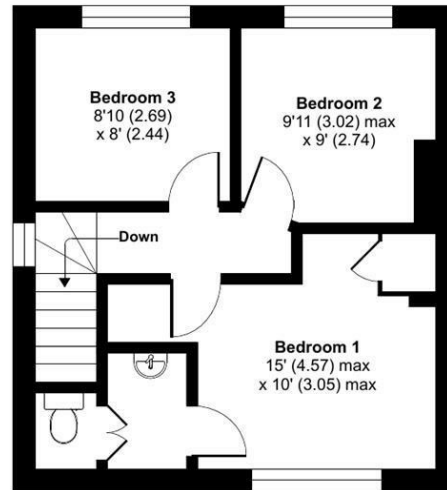
All distances approximate

Border Road, Haslemere, GU27

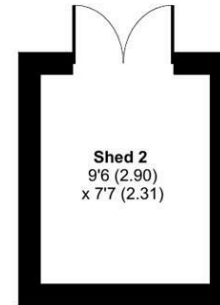
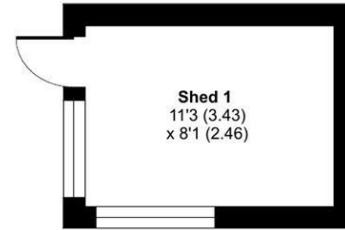
Approximate Area = 964 sq ft / 89.5 sq m
 Outbuildings = 164 sq ft / 15.2 sq m
 Total = 1128 sq ft / 104.7 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
 gas central heating

20th March 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	82
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1090523

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south and turn right behind the Town Hall into Lower Street. Continue past the station and through Weyhill shopping area. Just after passing the Esso petrol station on the right, turn left into Liphook Road, continue over the traffic lights and immediately prior to the railway bridge turn right into Critchmere Lane. Border Road is then sign posted on your left 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

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HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
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