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89 Kings Road | £350,000

Haslemere | Surrey | GU27 2QG





## 89 Kings Road

Haslemere, Surrey, GU27 2QG

Offers Over £350,000 Freehold

- Haslemere town centre/Wey Hill 0.8/0.4 miles
- Haslemere mainline train station 0.3 miles
- Guildford 15.9 miles
- A3 2.4 miles
- M25 23.6 miles

### A charming period 2 bedroom semi-detached house set in a popular residential road

- Charming semi detached cottage
- Kitchen/dining room
- Lovely sitting room
- Refitted bathroom
- 2 double bedrooms
- Off-street parking
- Large rear garden
- Gas central heating
- Walk of station, local shops, sports centre and schools

#### DESCRIPTION

A delightful semi-detached cottage located in a great location with easy access to the High Street, Wey Hill, station, sports centre and open countryside. The current owners have thoughtfully maintained the property over the last 17 years, including double glazing to the majority of windows including double glazed sashes to the front, new front and back doors, new bathroom and recently replacing the boiler. The house is well decorated throughout, with a delightful sitting room with an outlook over the front garden, kitchen/diner opening into a utility area and then into the bathroom. On the first floor there are 2 double bedrooms.





Outside to the front there is an off street parking space and the secluded garden is primarily laid to lawn, with a patio adjoining the house to catch the evening sun. Access can then be gained via a side passage adjacent to the neighbour's house to the delightful rear garden which is tiered. Partly laid to lawn with a raised patio to make the most of the view, the sun and a natural wildflower area, potentially an ideal location for a studio/office.

**LOCATION:** The property sits in an extremely convenient position, within minutes walk of the mainline train station, High Street and Wey Hill providing a comprehensive range of amenities. In addition the Herons Leisure Centre is approximately 1/3 of a mile away. Schools for all ages both in the private and state sectors can be found within easy reach. The countryside surrounding Haslemere is well known for its outstanding natural beauty, providing opportunities for walking and riding including Blackdown and the Devil's Punch Bowl.

**DIRECTIONS:** From Haslemere High Street continue into Lower Street and just after the station bear left into Kings Road. No 89 will be found after approximately 400 yards on the left.

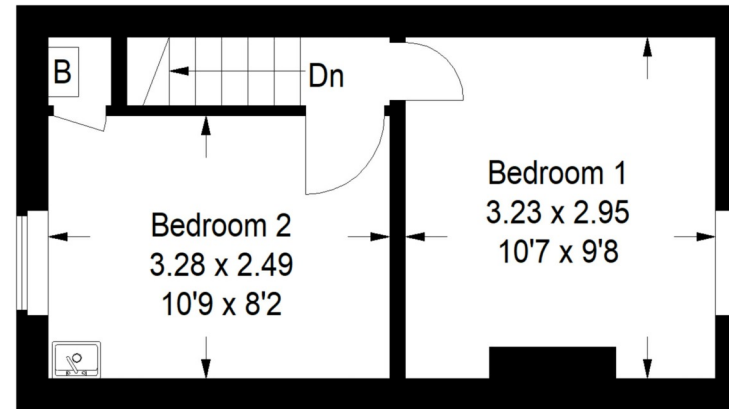
**COUNCIL TAX:** WBC - Tax Band C

**SERVICES:** Mains services and gas central heating



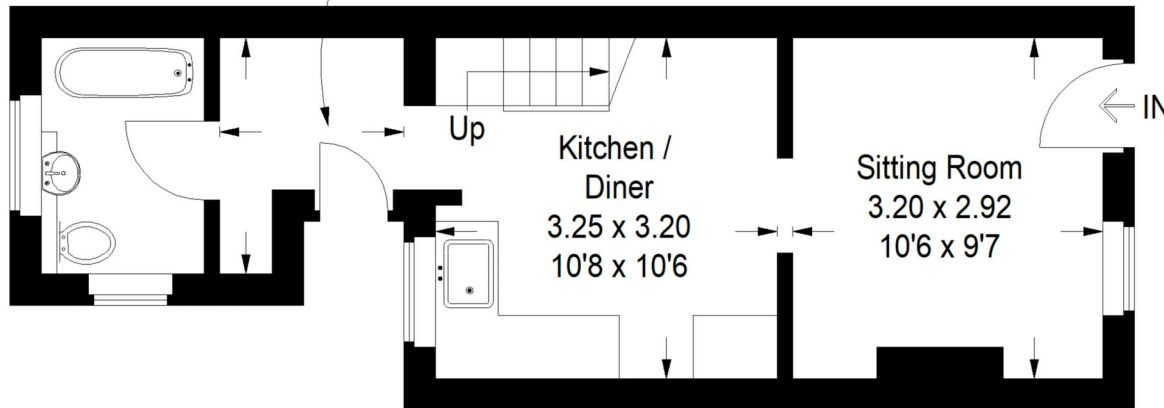
# 89 Kings Road

Approximate Gross Internal Area  
48.8 sq m / 525 sq ft



First Floor

Utility Area  
2.24 x 1.59  
7'4 x 5'3



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

FloorplansUsketch.com © 2022 (ID 886181 )

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		63
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Office Locations: Alton • Farnham • Fleet • Godalming • Grayshott • Haslemere • London

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