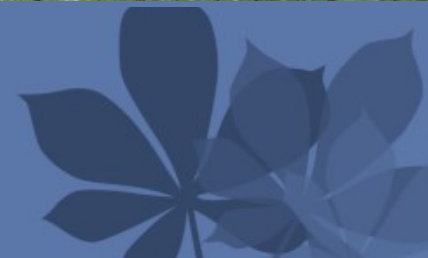




**Keats**  
independent estate agents

Meadowlands Drive, Haslemere

Offers Over  
**£400,000** Freehold





# Haslemere

Guide Price: £400,000

Meadowlands Drive, Haslemere, Surrey, GU27 2FD

A modern and well presented semi-detached house positioned in a popular quiet development just over half a mile from Haslemere town centre.



- **Semi Detached House**
- **Two Double Bedrooms**
- **Living Room**
- **Rear Garden**
- **Within Walking Distance of Haslemere Station**
- **Private Road Location**
- **Two En-Suite Bathrooms**
- **Kitchen-Diner**
- **One Allocated Parking Space**

Internally the accommodation comprises of an entrance hall with stairs to the first floor, a downstairs WC, a modern fitted kitchen breakfast room with space for a table and chairs, and full-width reception room to the rear which opens out on to the garden. Upstairs there are two double bedrooms both with built-in storage, one with en-suite shower room and the other with an en-suite bathroom and dressing area. Outside there is allocated parking for one car to the front and a private rear garden which has a patio area, a raised terrace which is mainly laid to lawn and is fully enclosed with panelled fencing.

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders and has excellent road (44 miles via the A3) and rail links (Waterloo approximately 55 minutes) to London, and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with the south coast being just over 20 miles distant. The Town provides day-to-day shopping facilities along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, churches of the principal denominations and schooling, both state and private. The Herons and The Edge Leisure Centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel provide spa facilities in the Town and Champneys Forest Mere and Grayshott Spa are nearby. For more information please go to [www.haslemere.com](http://www.haslemere.com)

**LOCAL AUTHORITY** : Waverley Borough Council

**TAX BAND** : D

**TENURE** : Freehold

**DIRECTIONS** : From our office in the High street turn right at the town hall then take a left turn on to Shepherd's hill. Within 0.4 miles, Meadowlands Close will be on your right hand side.

**VIEWINGS** : Strictly by confirmed appointment with the Agents  
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.

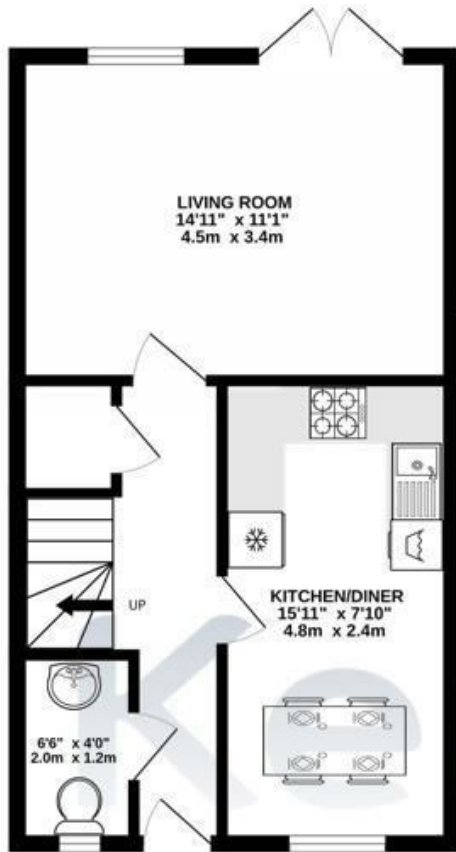




GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 822sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	