

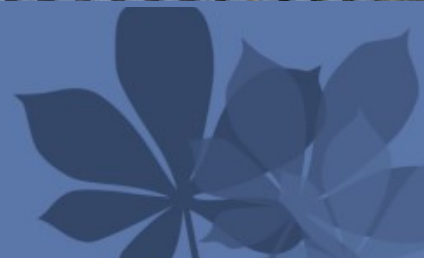


Keats
independent estate agents

Fieldway, Haslemere

Guide Price:

£550,000 Freehold

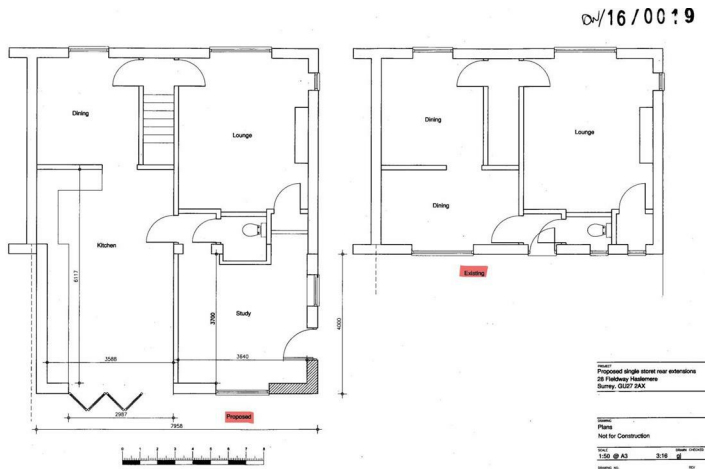


Haslemere

Guide Price: £550,000

Fieldway, Haslemere, GU27 2AX

This delightful character house provides excellent family accommodation and is nestled conveniently in the centre of Haslemere town. Expired planning permission - DW/2016/0019



- **Charming 3 bed family house**
- **Dining room**
- **Sitting room with log burner**
- **Well fitted kitchen**
- **Family bathroom**
- **Cloakroom**
- **Attractive secluded rear garden**
- **Driveway**
- **Convenient central location**
- **Expired planning permission - DW/2016/0019**

The Property

A charming semi-detached family home is conveniently located for town centre accessibility. The well-lit living room is positioned to the left upon entering. This room features a log burner, along with a separate storage room at the back. On the right side of the central staircase is the spacious dining room, ideal for entertaining. The kitchen is situated at the rear of the house and offers a pleasant view of the neatly landscaped garden. Upstairs, there are two double bedrooms and one single room, built-in storage on the landing, and a family bathroom.

Outside

The attractively landscaped garden includes a patio space for outdoor dining, with steps leading to a spacious lawn area. Additionally, there is a secluded area, perfect for hosting BBQs. There are ample parking spaces for two cars at the front.

Location

With its cul-de-sac location, proximity to the town centre, and a host of appealing features, this semi-detached house presents an exceptional opportunity for those in search of a family home or those looking to downsize.

LOCAL AUTHORITY : Waverley Borough Council

TAX BAND : D

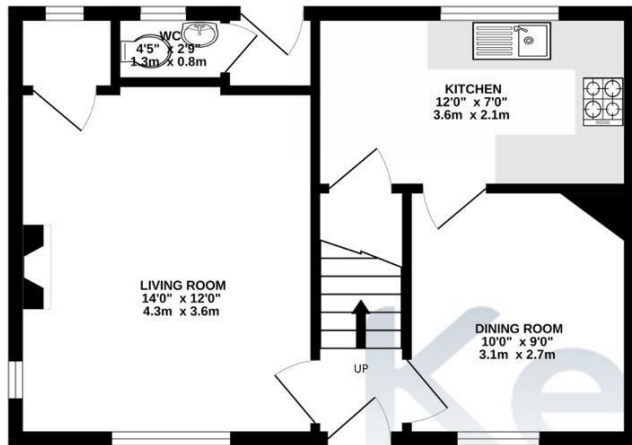
TENURE : Freehold

DIRECTIONS : From our office in the High Street, turn into West Street passing Waitrose and Haslemere Hall. Fieldway is on the right and the property is on the right handside.

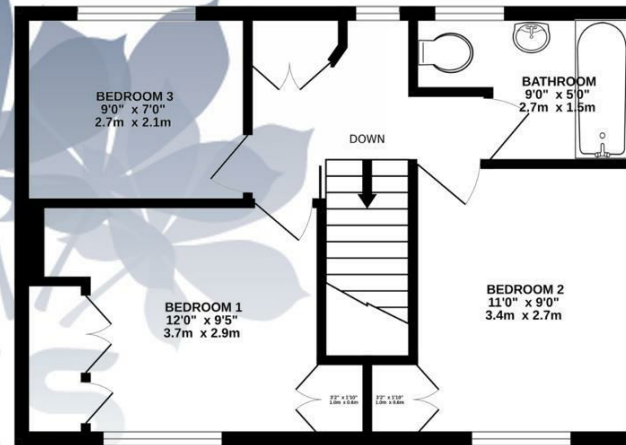
VIEWINGS : Strictly by confirmed appointment with the Agents
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 995sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	