



Keats
independent estate agents

Parsons Green,

Guide Price

£450,000 Freehold



Haslemere

Parsons Green, Haslemere, Surrey, GU27 1EE

Guide Price **£450,000**

This pretty and generously sized family house boasts three bedrooms and sits atop an elevated plot, offering picturesque views of Haslemere. It is positioned in a highly desirable and accessible neighbourhood and is within walking distance of schools, shops, and scenic countryside.

- **Semi detached house**
- **Two reception rooms**
- **Newly fitted kitchen**
- **Refitted bathroom**
- **Front and rear garden**
- **Three bedrooms**
- **Dining room**
- **Sitting room**
- **Cloakroom**
- **Close to shops and schools**



The Property

The ground floor features a hallway, a contemporary newly fitted kitchen which is equipped with integrated units and appliances. The bright and generously sized sitting room benefits of an expansive views over Haslemere. The separate dining provides an ideal space for family meals and entertaining. Additionally, the ground floor includes a sizable utility room/store and a convenient WC.

On the upper level, the master bedroom is spacious with a large window offering an elevated view of the distant treetops. Additionally, there is another double bedroom, a single bedroom, and a fully renovated family bathroom.

Outside

The large private rear garden stands out as a delightful feature of the property, predominantly comprised of lawn. It boasts an assortment of trees, mature shrubs, and well-tended flowerbeds. Additionally, there's a patio area and a wooden garden shed. The meticulously maintained front garden adds the finishing touch to the exterior of the property.

DIRECTIONS

From our office in Haslemere High Street proceed in a northerly direction towards Grayswood and take the 2nd available left turn into Church Road continue along over the railway bridge into High Lane. Turn right into Weycombe Road and after 0.2 miles turn left into Parsons Green. The property will be found on the right handside.

VIEWINGS

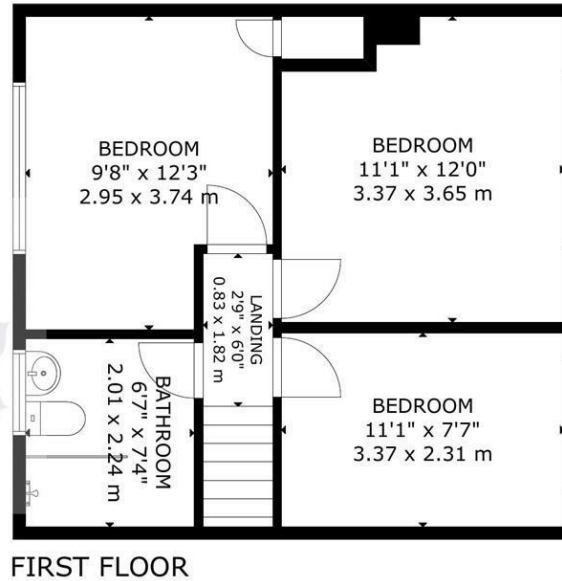
Strictly by confirmed appointment with the Agents
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm

LOCAL AUTHORITY : Waverley Borough Council

TAX BAND : D

TENURE : Freehold





GROSS INTERNAL AREA
TOTAL: 84 m²/904 sq ft
GROUND FLOOR: 45 m²/483 sq ft, FIRST FLOOR: 39 m²/421 sq ft
EXCLUDED AREAS: STORE: 6 m²/61 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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
Vary energy efficient - lower running costs		
(92 plus) A		85
(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 & Wales		EU Directive 2002/91/EC