



 kelway
law

Fox Road, Haslemere

GUIDE PRICE: £375,000



Fox Road

At a glance:

- Semi-detached home
- Popular residential road
- Two double bedrooms
- Two bathrooms
- Kitchen/dining room
- Conservatory
- L-shaped garden with patio
- Close to local amenities
- Access to mainline station.

This semi-detached two-bedroom house is located on a popular development in a quiet residential road on the edge of Haslemere.

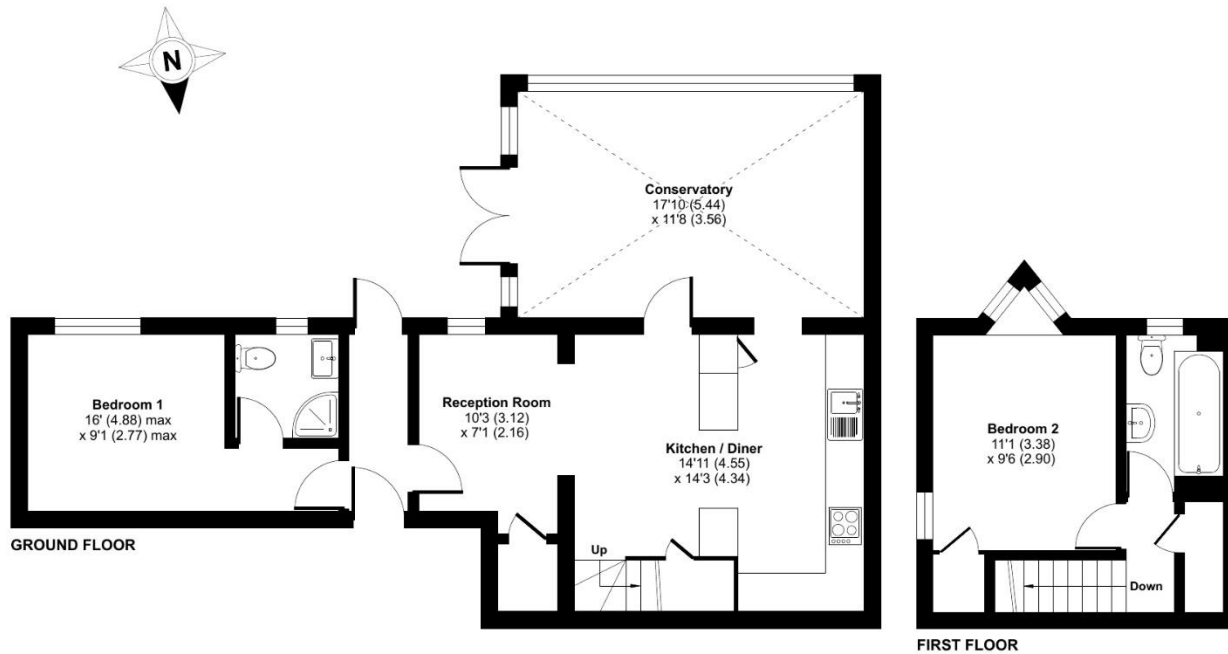
This well-kept modern home has a light and welcoming feeling throughout. The downstairs living space is open plan and the kitchen/dining room has plumbing and space for washing machine, dishwasher and under-counter fridge. The kitchen has a breakfast bar, as well as a dining area with space for table and chairs. Off the kitchen is a living space/TV room. The conservatory can be accessed via a door from the kitchen, with double doors leading out onto the patio area.

Upstairs, there is a good-sized double bedroom with bay window and family bathroom.

The second double bedroom on the ground floor has an ensuite shower room, which can be accessed through a hallway from the TV room.

The double doors from the conservatory open out into an enclosed L-shaped garden with two patio areas, lawn and shed.

Approximate Area = 929 sq ft / 86.3 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Kelway Law Estate Agents. REF: 1051212

Haslemere & Surroundings:

Haslemere is a thriving market town that offers a wide and varied range of independent shops with a Waitrose and M&S Food. There is a good array of restaurants catering for multiple tastes, and a range of coffee houses. The area is particularly well served with good state & independent schools and recreational facilities include The Herons Leisure Centre with its squash courts, gym and swimming pools. The town is ideally located for the London commuter with Waterloo within 55 minutes and Heathrow and Gatwick less than an hour away.

Haslemere is the gateway to the South Downs National Park and is embedded in the Surrey Hills Area of Outstanding Natural Beauty. The South Coast is only 25 miles distant.

Additional Property Details:

Council Tax Band: C
Local Authority: Waverley
Services: Mains Gas, Electric & Water
Tenure: Freehold
Lease Length: NA
Service Charge: NA
Ground Rent: NA
What3Words: ///shortened.crockery.scouted



Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested.

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.