



# 143 Kings Road

A fabulous home with the benefit of garage and parking.



- ▶ **Modern Semi-Detached Home**
- ▶ **Dual Aspect Sitting Room**
- ▶ **Quiet Slip Road Position Yet Close To The Station**
- ▶ **Two Further Bedrooms**
- ▶ **Garage & Parking**
- ▶ **Front Aspect Kitchen**
- ▶ **Dining Room With Door To Garden**
- ▶ **Principal Bedroom With Wardrobe Storage**
- ▶ **Modern Family Bathroom**
- ▶ **Enclosed Tiered Garden**

Welcome to this modern three bedroom family home, located in a sought-after quiet slip road that offers great access to Haslemere town centre and mainline station (approx a 10 minute walk according to google maps). As you step through the entrance porch, you'll immediately notice the open stairwell, bathed in natural light from the large windows.

On the ground floor, you'll find an open dining room connected to a galley kitchen and door to the garden, making it a breeze to entertain guests. Off the open dining space you'll find the sitting room, a hideaway with dual aspect views of the tiered garden.

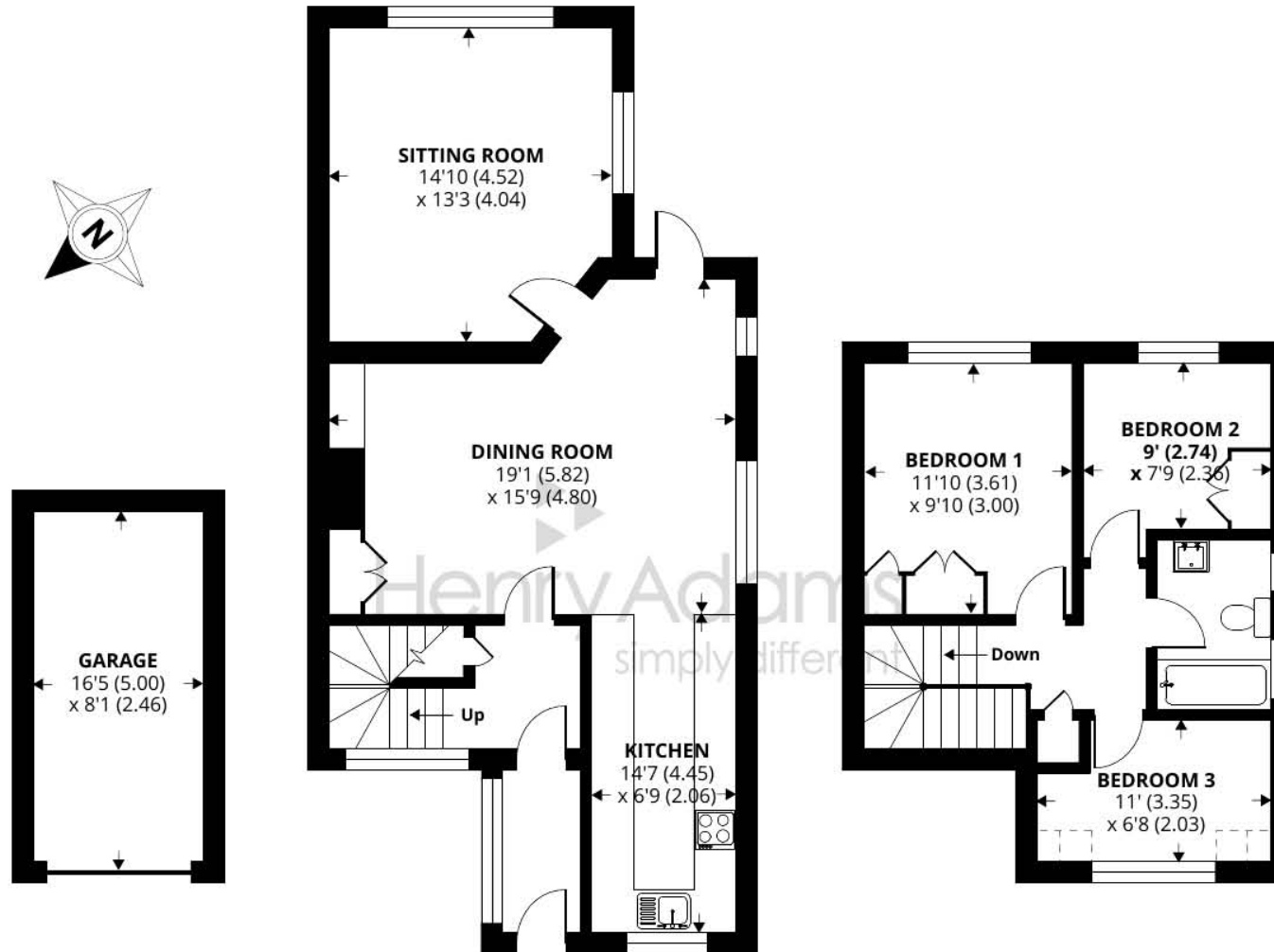
Upstairs, retreat to the principal bedroom, complete with integrated storage. There's also a bedroom at the rear and a single bedroom at the front, providing versatility as per your needs. On this floor you'll also find a well portioned bathroom.

Outside at the front of the property is driveway parking and access to the front door. There is also a garage in a nearby block. The rear garden is tiered with a patio leading to lawned areas with mature shrub borders.

Council Tax Band - Waverley Borough Council - Band D

Instagram: Follow us @haslemerepropertyclub





## Kings Road, Haslemere, GU27

Approximate Area = 1076 sq ft / 100 sq m (Excludes garage)

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 132 sq ft / 12.3 sq m

Total = 1214 sq ft / 112.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1057005

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Directions

SATNAV : GU27 2QQ

what3words : prove.chatting.headstone

## Location

Convenience is a key feature of this home, being within close proximity of Haslemere station which offers a fast train service to London Waterloo in around 49 minutes and is also close to shops, local schools and The Haslemere Leisure Centre. Haslemere is an attractive town with a good range of shops and boutiques including Waitrose and M&S Food, restaurants and coffee houses. There are good road links to London and the south coast. There are excellent schools locally for all ages and leisure facilities including the Haslemere Leisure Centre which is nearby. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

