



32 Longdene Road, Haslemere, GU27 2PQ

Guide Price £695,000- Tenure: Freehold



# 32 Longdene Road

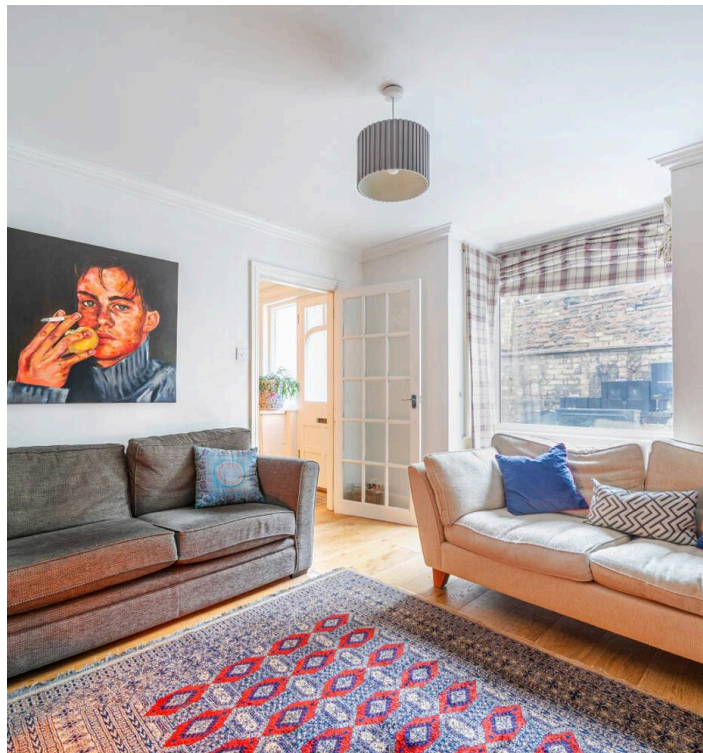
## Haslemere

- Centrally Located With Flexible Accommodation
- Three or Four Bedrooms
- Sitting Room With Wood Burner & Bay Window
- Family Room / Bedroom 4 + Study
- Fantastic Views From Rear Facing Rooms
- Fabulous Kitchen / Dining Room With Bi-Fold Doors To Garden
- Bathroom With Bath & Shower, Separate Shower Room & Cloakroom
- Garage / Driveway / Under Garage Storage Space
- Short Walk Of Town & Station
- Split Level Garden With Patio And Deck

An excellent opportunity to acquire this spacious and adaptable three/four-bedroom semi-detached house ideally situated within a few minutes' walk of Haslemere town and mainline station.

Accessed via steps down through the front garden a reclaimed period front door opens into a generous oak floored entrance hall. The accommodation is arranged over three floors, on the ground floor is a spacious living room with bay window, a wood burning stove and oak flooring. Behind the sitting room is a family room/bedroom 4 again with oak floors and double-glazed window framing views over Haslemere. To the rear of the house a lobby off the entrance hall gives access to a study again with fantastic views and refitted shower room.

On the lower ground floor is a superb light and spacious kitchen/dining room with comprehensive range of fitted base and eye level units and separate dining space which boasts bi-fold doors that open onto the garden.





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## Continued Text & Directions

On the first floor there are three double bedrooms, the principal with attractive bay window and bespoke plantation shutter; a refitted bathroom with bath and shower as well as a separate cloakroom completes the first floor accommodation.

Outside, to the front, a driveway provides off-street parking which leads to a good sized garage. If you follow the steps down to the front of the house a gate provides access to a storage area under the garage which in turn gives access to the rear garden. The garden benefits from a high degree of privacy and is arranged over two levels with a paved large paved patio accessible from the kitchen/dining room and steps down to a decked area at a lower level.

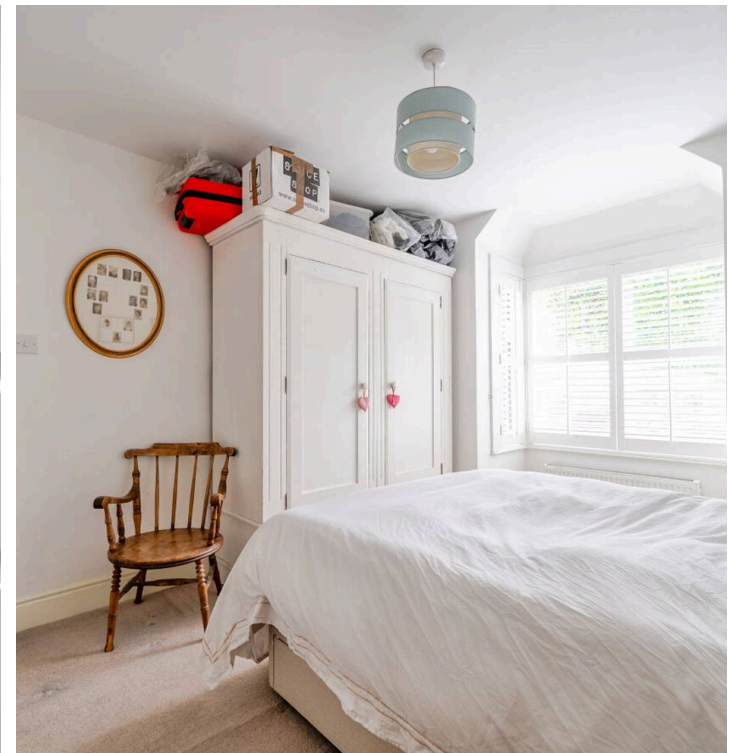
Mains: Gas, Electric, Water and Drainage

Waverley Borough Council- Band - E (£3,001.82)

EPC RATING: D

SATNAV: **GU27 2PQ** What3Words:  
began.response.stickler

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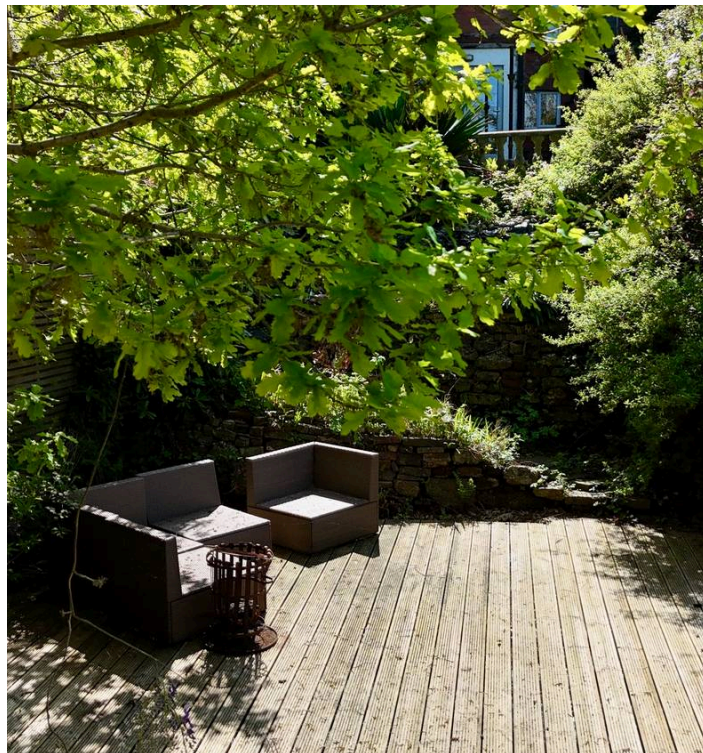




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## Location

Conveniently situated within close proximity of Haslemere mainline station which offers a fast train service to London Waterloo in around 49 minutes. It is also very well located for Haslemere town centre which has a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking and riding enthusiasts to enjoy. There are popular golf courses at Hindhead and Liphook and leisure facilities including Voco at Lythe Hill and The Herons Leisure Centre. There are excellent schools locally both state and private for all ages.







## 32 Longdene Road, Haslemere

Approximate Area = 1443 sq ft / 134 sq m

Garage = 237 sq ft / 22 sq m

Outbuilding = 237 sq ft / 22 sq m

Total = 1917 sq ft / 178. sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1251921





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