



55 Kings Road, Haslemere, GU27 2QA

Guide Price £385,000 - Tenure: Freehold

55 Kings Road

Haslemere

- Fabulous Refurbished Home
- Front Aspect Sitting Room
- Stunning Re-Fitted Kitchen/ Breakfast Room
- Rear Aspect Dining Room/ Study
- Walking Distance Of The Mainline Station & Fantastic Local Amenities
- Two Good Sized Bedrooms
- Stylish Upstairs Bathroom
- Great Sized Rear Garden
- No Onward Chain

This delightful two bedroom end of terrace period home is situated in the heart of Haslemere, offering super convenient access to the town and mainline station.

The accommodation provides a bright and airy feeling that comprises a sitting room, with laminate flooring and understairs storage cupboard. The newly fitted kitchen is designed with shaker-style units, complemented by beautiful woodblock worktops and a classic butler's sink. While space for integrated appliances ensures a sleek and uncluttered look. Towards the rear of the property, a separate reception room awaits, ideal for use as a dining room or a home office.

Upstairs, you will find two spacious double bedrooms. Stylish wall lights in the bedrooms add a touch of elegance and warmth. A modern, contemporary bathroom features large format tiles on both the walls and floors, creating a stylish look. The bathroom includes a bath with a shower over, a modern basin, and a W.C.



55 Kings Road

Continued Text, Directions & Location

Further benefits include new electrics and consumer unit, a modern boiler and heating system. There is also uPVC double glazing. The property offers a private rear garden, with brick-built outbuilding, equipped with power. There is also potential for off-street parking at the front of the property, subject to planning permission (STPP).

Council Tax Band: C (£2,183.15) // EPC Rating: E

NB: There is a pedestrian right of way through a gate in the garden for the neighbouring house.

SATNAV: **GU27 2QA** What3Words: ///
shuttle.recline.facelift

Location: The property is conveniently located 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.

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Approximate Area = 660 sq ft / 61.3 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: 1278668



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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.