



55 Kings Road, Haslemere, GU27 2QA

Guide Price £359,950 - 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 under stairs 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

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).

## Services, Direction & Location

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.

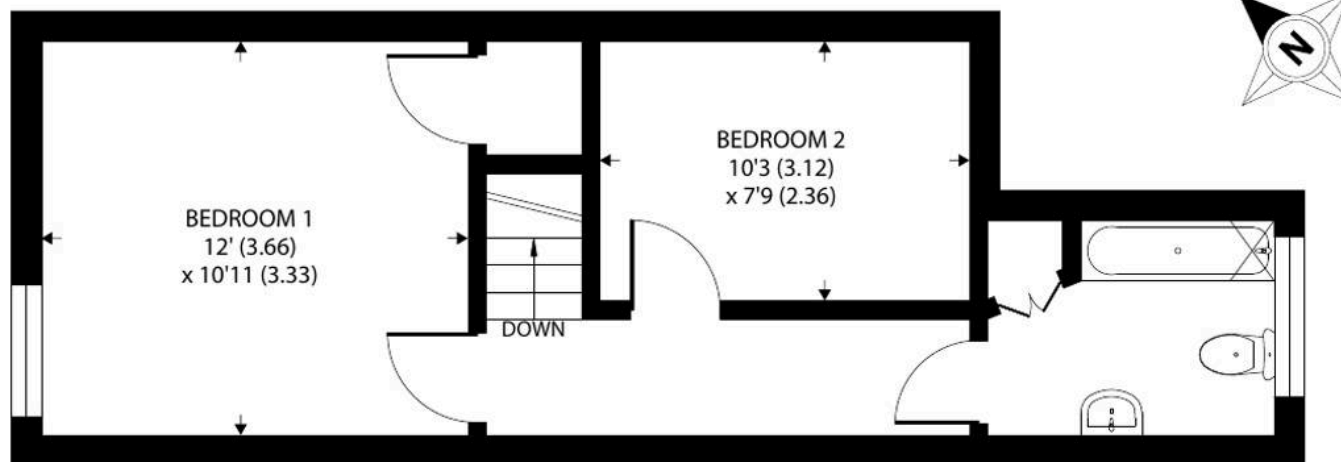
Council Tax band: C (2,183.15)

Instagram: Follow us @haslemerepropertyclub

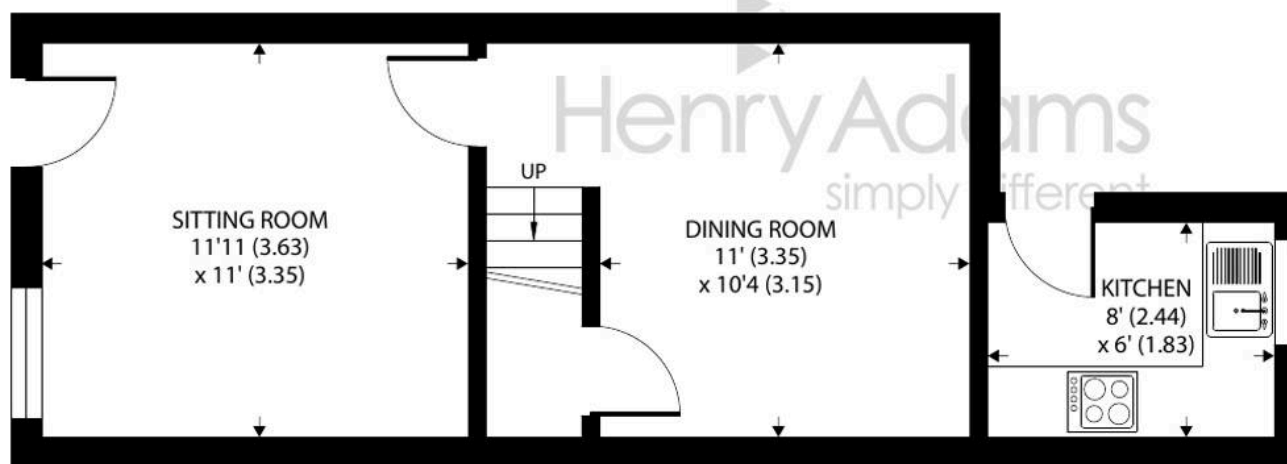
## Direction:

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

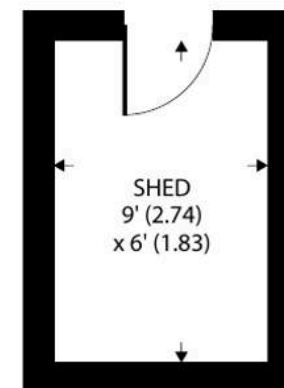




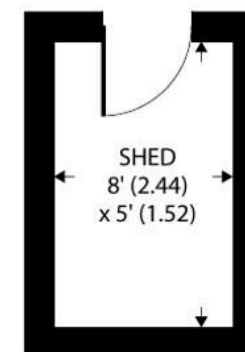
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 2

## Kings Road, Haslemere, GU27

Approximate Area = 672 sq ft / 62.4 sq m

Outbuilding = 94 sq ft / 8.7 sq m

Total = 766 sq ft / 71.1 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: 978739





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