





## 2 Peperham Road

A wonderful end of terrace home with lovely gardens.



- ▶ **Modern End Of Terrace Home**
- ▶ **Linked Self-Contained Brick Built Utility/ Larder**
- ▶ **Two Double First Floor Bedrooms**
- ▶ **Updated Family Bathroom**
- ▶ **Wrap Around Corner Plot Gardens**
- ▶ **Rear Aspect Living Room**
- ▶ **Downstairs Cloakroom**
- ▶ **Converted Loft Used As Bedroom**
- ▶ **Refitted Modern Kitchen**
- ▶ **Rear Accessed Driveway (Currently Has Summerhouse On)**

A delightful end of terrace home situated in an elevated position, providing convenient access for local amenities, schooling and Haslemere mainline train station.

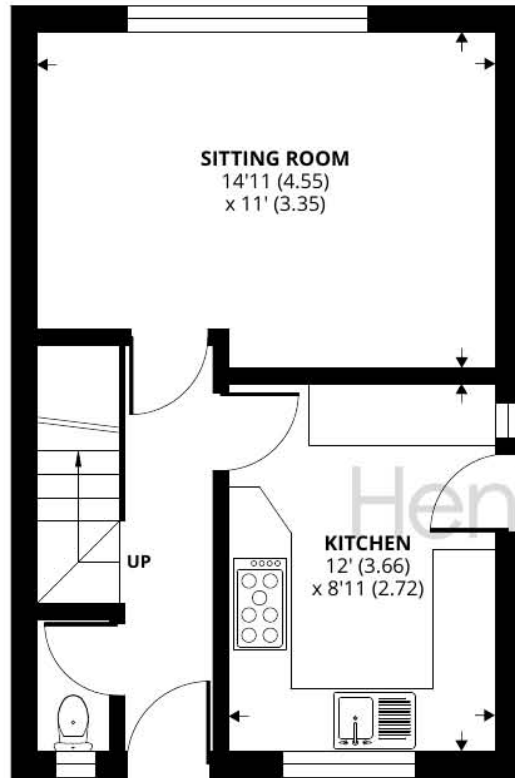
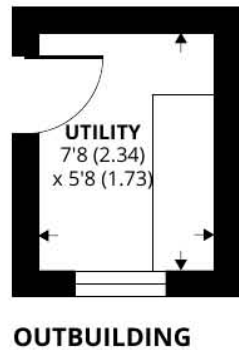
The accommodation provides a bright and airy feeling that comprises an entrance hall, cloakroom w.c., modern refitted kitchen with metro tiles, range gas cooker and integrated appliances including dishwasher, fridge and freezer. A rear aspect living/ dining room completes the ground floor. Whilst upstairs from the landing are two great bedrooms with fitted wardrobes and a family bathroom with rainfall shower over the bath and heated ladder towel rail. Further stairs lead to a converted loft, used as a third bedroom with eaves storage and Velux window.

Outside wrap around corner plot gardens are secluded by privet/ laurel hedging. A neat front garden with raised sleepers beds provides a lovely approach with shed and greenhouse. The rear garden is of southerly aspect with sun terrace and summerhouse (the summerhouse could be removed to reinstate the driveway). There is also a fabulous linked self-contained brick built utility/ larder.

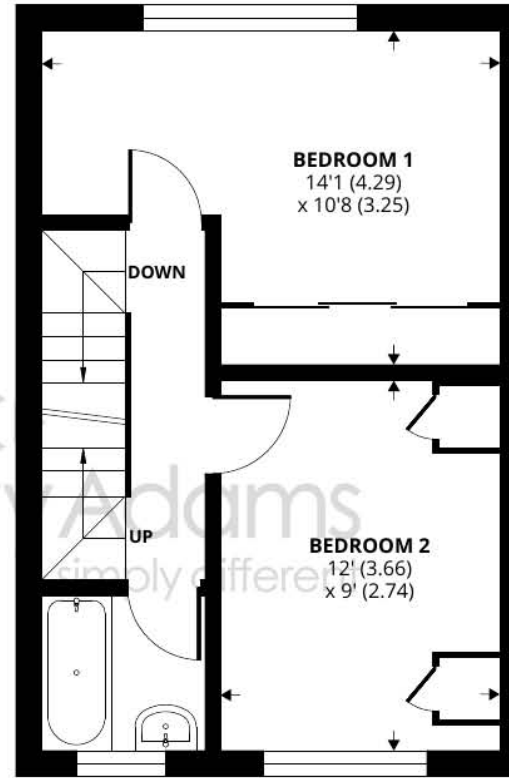
Mains: Gas, Electric, Water and Drainage

Waverley Borough Council: Band C

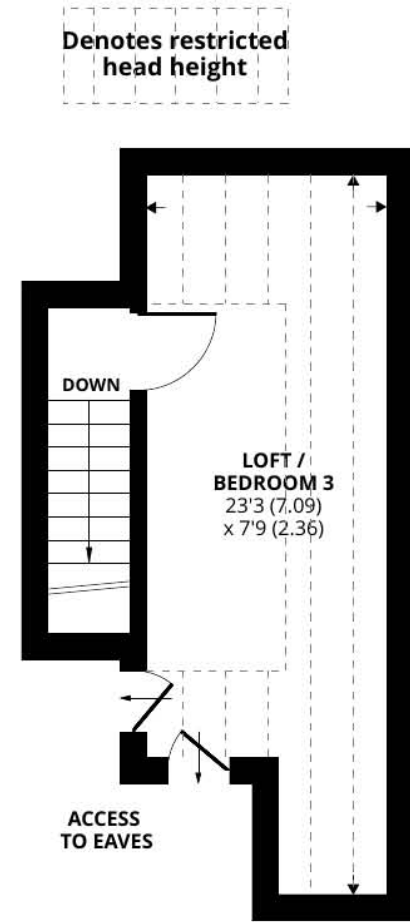




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

## 2 Peperham Road, Haslemere, GU27 1EA

Approximate Area = 767 sq ft / 71.2 sq m

Limited Use Area(s) = 111 sq ft / 10.3 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 921 sq ft / 85.4 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: 1031432

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.



## Location

Situated in a sought after location within easy reach of Haslemere town centre and the station. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are excellent schools locally, both state and private for all ages. There are good road links to London and the south coast and the mainline station is approximately 0.8 miles away and offers a fast train service to London Waterloo in around 48 minutes. There are excellent leisure facilities including The Haslemere Leisure Centre. Stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking enthusiasts to enjoy.

## Directions

SATNAV: GU27 1EA What3Words: harshest.hound.novelists

