



 kelway  
law

**Trout Road, Haslemere, GU27 1RD**

OFFERS INVITED: £435,000





## Trout Road

At a glance:

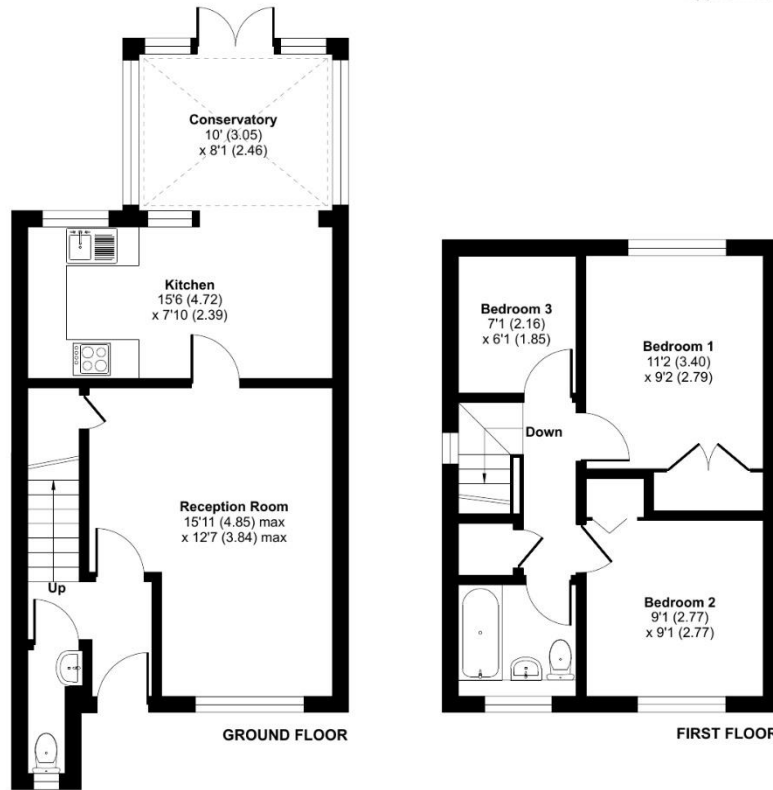
- Three bedrooms
- Family bathroom
- Kitchen/breakfast room
- Conservatory
- South facing garden
- Downstairs WC
- Short walk to Haslemere train station.

This charming three-bedroom semi-detached house sits in an elevated position with a south facing garden, all within walking distance to Haslemere mainline and a short drive to the South Downs National Park.

As you enter the property there is a neutrally decorated sitting room, leading into a kitchen/breakfast room fitted with a range of eye and base level units and Aga oven. The breakfast room leads directly into the bright conservatory to the rear of the property opening out to the back garden. The fitted kitchen/breakfast room provides ample space for dining table and chairs. There is a downstairs WC with hand basin.

Upstairs there is a modern white family bathroom, two double bedrooms and one single bedroom.

The property has gardens to both the front and rear, with an array of mature shrubs. There are two off-street parking spaces to the front of the property.



Approximate Area = 837 sq ft / 77.7 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Kelway Law Estate Agents. REF: 1016399

### Haslemere & Surroundings:

Haslemere is a thriving market town that offers a wide and varied range of independent shops with a Waitrose and M&S Food. There is a good array of restaurants catering for multiple tastes, and a range of coffee houses. The area is particularly well served with good state & independent schools and recreational facilities include The Herons Leisure Centre with its squash courts, gym and swimming pools. The town is ideally located for the London commuter with Waterloo within 55 minutes and Heathrow and Gatwick less than an hour away,

Haslemere is the gateway to the South Downs National Park and is embedded in the Surrey Hills Area of Outstanding Natural Beauty. The South Coast is only 25 miles distant.

### Additional Property Details:

Council Tax Band: D  
Local Authority: Waverly  
Services: Mains Gas, Electric & Water  
Tenure: Freehold  
Lease Length: NA  
Service Charge: TBA  
Ground Rent: NA  
What3Words: ///gourmet.cubed.dragon





#### **Agents Note:**

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested

#### **Viewings Arrangements:**

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website [www.kelwaylaw.co.uk](http://www.kelwaylaw.co.uk)

#### **Referral fees:**

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

**Conveyancing:** We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

**Mortgages:** We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

#### **Are you selling locally?**

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit [www.kelwaylaw.co.uk](http://www.kelwaylaw.co.uk)

#### **Investment Purchase?**

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.