



## 38 Trout Road

Charming home situated at the end of a terrace in a quiet cul-de-sac



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- ▶ **End Of Terrace Home**
- ▶ **Downstairs Cloakroom**
- ▶ **Solid Wood Floors**
- ▶ **Southerly Aspect Garden**
- ▶ **Convenient For Popular Schools**
- ▶ **Double Glazed Windows**
- ▶ **AGA Freestanding Cooker**
- ▶ **Stunning Garden Room**
- ▶ **Allocated Parking Space**
- ▶ **No Onward Chain**

Welcome to this charming home situated at the end of a terrace in a quiet cul-de-sac. You'll have your own allocated parking space, perfect for easy access to your home. Plus, there's visitor parking for when your friends and family come to visit.

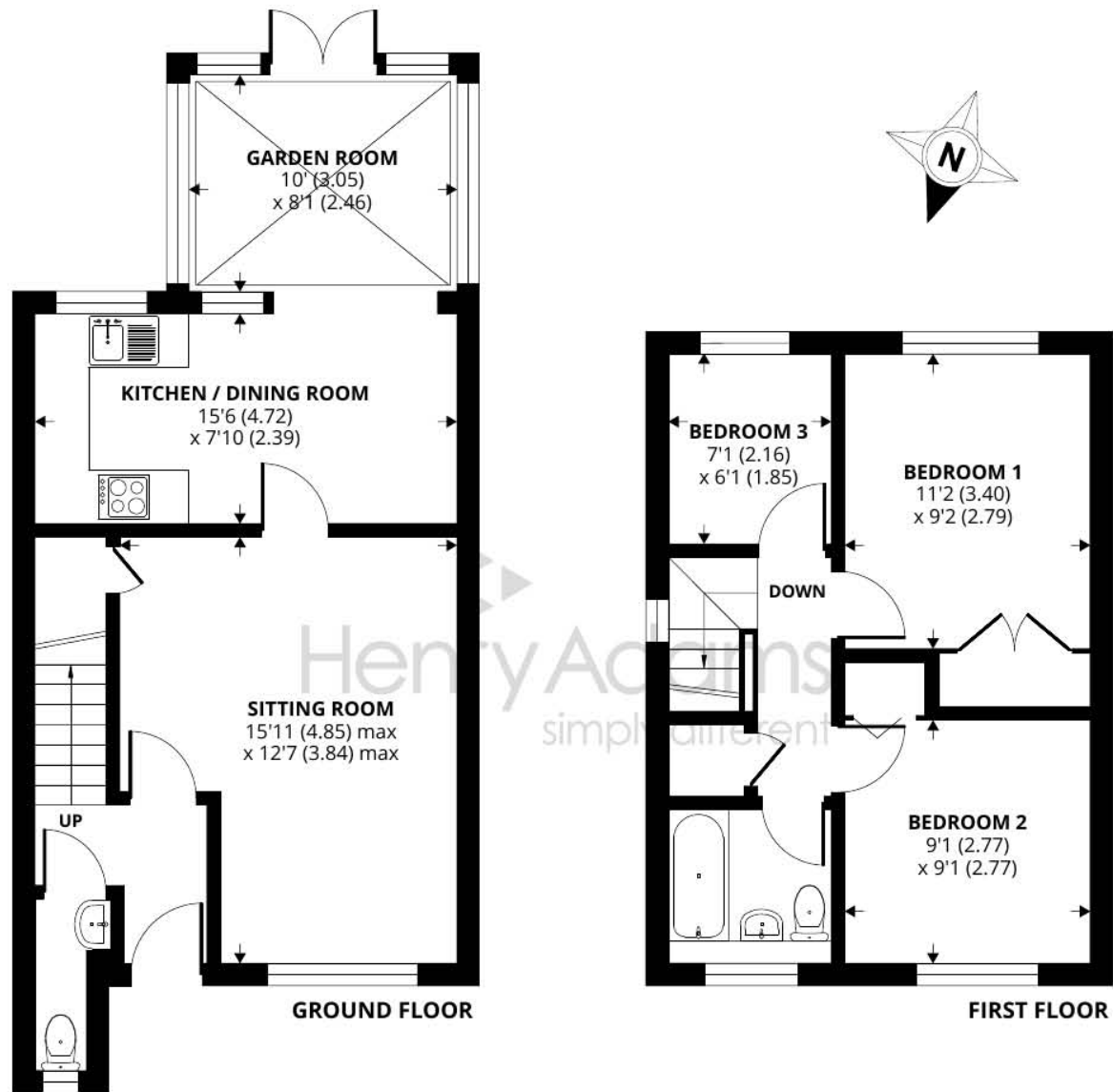
As you step inside, you're greeted by an entrance hall leading to a downstairs cloakroom. The front aspect sitting room is perfect for relaxing and entertaining, while the eat-in kitchen features solid wood flooring and an AGA freestanding cooker, sure to impress any aspiring chef. There's also ample space for a fridge-freezer and washing machine.

Step into the garden room and enjoy the tranquillity of the south facing garden. There's a small shed for storage and convenient side access.

Upstairs, you'll find a single bedroom and two double bedrooms with fitted wardrobes, offering plenty of storage. The family bathroom is complete with an electric shower over the bath.

With double glazed windows throughout, this delightful property is light and airy, creating a truly warm and inviting atmosphere. So don't miss out on the opportunity to make this house your home!





## 38 Trout Road, Haslemere

Approximate Area = 837 sq ft / 77.7 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 2024. Produced for Henry Adams. REF: 1073171

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

Conveniently located within 1/2 mile of the shops in Wey Hill including Tesco and a M&S Food Hall and close to the well regarded Shottermill Primary and Junior School. Haslemere town centre is approximately 1.5 miles away and offers a comprehensive range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station is approximately 1.2 miles away and offers a fast train service to London Waterloo in around 48 minutes. There are excellent schools for all ages and leisure facilities including The Haslemere Leisure Centre. 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.

## Directions

SATNAV : GU27 1RD

what3words : happier.gathering.spinning

