



33 Whitfield Road

An immaculately presented two-bedroom semi-detached house set in an elevated position.



- ▶ **Two Double Bedrooms**
- ▶ **Double Glazed Windows And Doors**
- ▶ **Scope To Extend (STPP)**
- ▶ **Stunning Garden**
- ▶ **Easy Access To Countryside**
- ▶ **Luxurious Family Bathroom**
- ▶ **Large Kitchen / Dining Room**
- ▶ **Integrated Appliances**
- ▶ **Utility Room And Larder**
- ▶ **Modern Newly Fitted Hall Storage**

Set back from the road there is a large front garden edged with established lavender bushes and pathway, providing the option for off-street parking if required by the onward purchaser (STPP). The light and airy hall incorporates newly fitted white cabinets providing both attractive and useful storage.

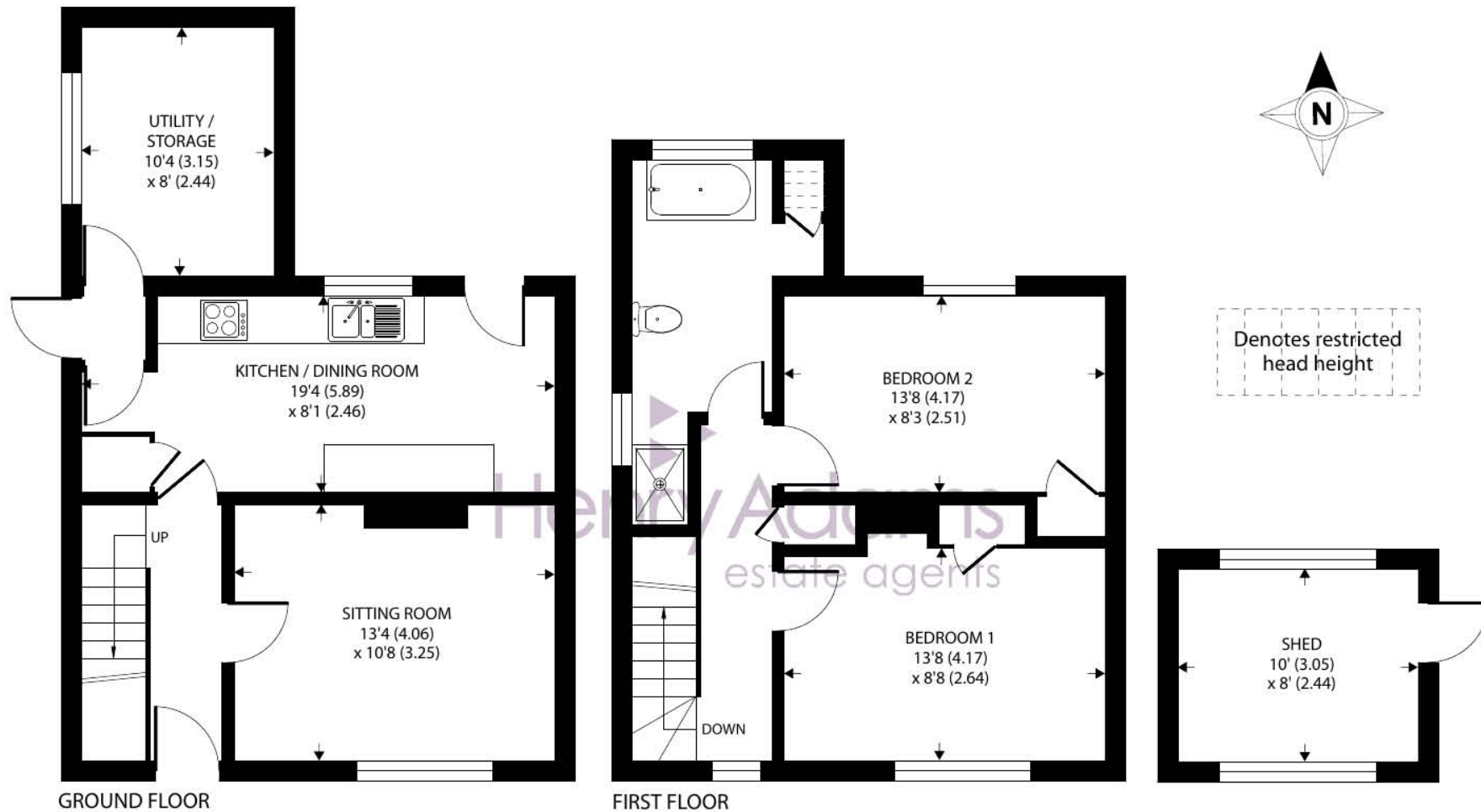
The living room enjoys a front aspect with chimney breast, where a fire/wood burner could be installed if required.

From the hall, stairs lead off to the first floor; beyond is a modern well-appointed kitchen with neutral coloured units, fully integrated double oven, gas hob, dishwasher, and larder fridge freezer. The kitchen has a full height larder cupboard with window in addition to a very useful utility room currently housing the washing machine and tumble drier along with side door access. From the dining area, French doors lead on to the rear patio and garden.

Upstairs there are two generously sized double bedrooms, both with fitted cupboards. The large, luxuriously appointed, bathroom comprises a white suite with bath and separate walk-in shower.

Outside, the sunny garden is perfect for entertaining. From the patio, steps lead to a raised paved seating area with a level garden beyond. The garden looks onto woodland and enjoys far reaching views across the town. As a semi-detached property with a side path leading from the front to the rear – this space provides opportunity to extend subject to the usual consents.





33 Whitfield Road, Haslemere

Approximate Area = 890 sq ft / 82.6 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 976 sq ft / 90.5 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: 1096317

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 within easy reach of Haslemere town centre. 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 nearby and offers a fast train service to London Waterloo in around 49 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 1DX what3words – chest.proclaims.dentistry

Council Tax Band - Waverley Council Band C

Mains: Gas, electric, water, and drainage

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