



25 Border Road, Haslemere, GU27 1PF

Guide Price £375,000 - Tenure: Freehold

 **Henry Adams**
estate agents

25 Border Road

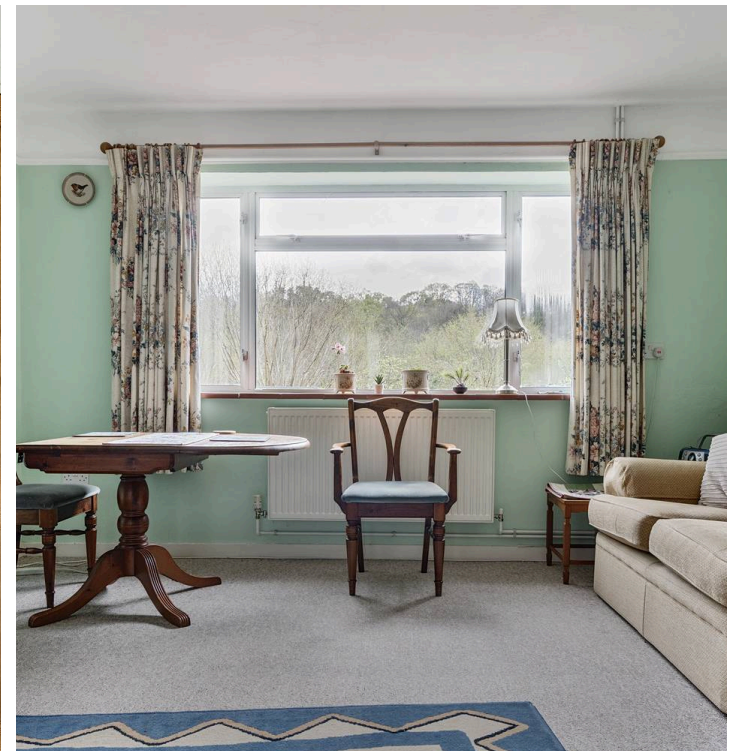
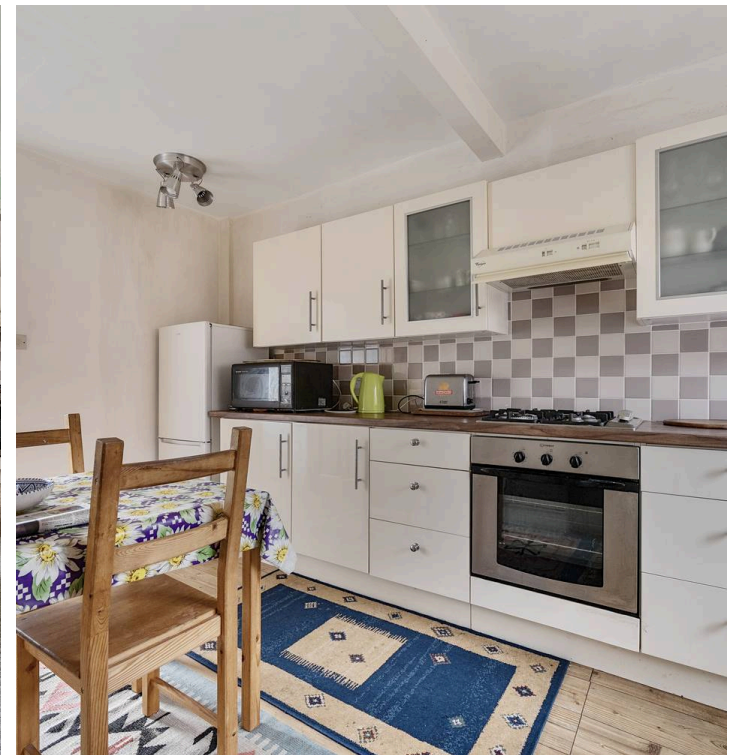
Haslemere

- Great Scope To Modernise
- Semi-Detached Home
- Kitchen/ Breakfast Room
- Downstairs W.C.
- Three Bedrooms
- Potential To Extend (STPP)
- Upstairs Bathroom
- Level Southerly Aspect Rear Garden
- Front Garden With Potential To Create Driveway (Subject To The Necessary Consents)
- No Onward Chain

A well-presented three-bedroom semi-detached home offering comfortable living space, a generous south-facing garden, and exciting potential to extend and modernise (subject to the usual planning permissions).

The property opens into an inner hallway with stairs rising to the first floor. There's a bright and welcoming sitting room featuring an electric fireplace and pleasant views across the rear garden. The kitchen/breakfast room is fitted with a good range of wall and base units, and includes a gas cooker, washing machine, and space for a dining table. A useful under stairs larder cupboard provides additional storage. An outer lobby off the kitchen leads to a downstairs W.C. and gives direct access to the garden.

Upstairs, there are two double bedrooms and a well-proportioned third bedroom, along with a family bathroom.



25 Border Road

Continued Text & Directions

To the front, the garden features a patio area with flower beds and offers potential to create off-street parking (subject to the necessary consents), as seen elsewhere along the road. A wide side access leads through to the generous rear garden, which extends to approximately 100 feet in length and 30 feet in width. This private, south-facing space is mainly laid to lawn, bordered by flower beds, and includes both a shed and a greenhouse.

There is fantastic potential to extend the home to the rear or side (STPP), as well as an opportunity to modernise and reconfigure the existing layout to suit individual needs and tastes—making this an ideal property for those looking to add value and create a long-term family home.

SATNAV: GU27 1PF // what3words:
digress.farmland.shepherds

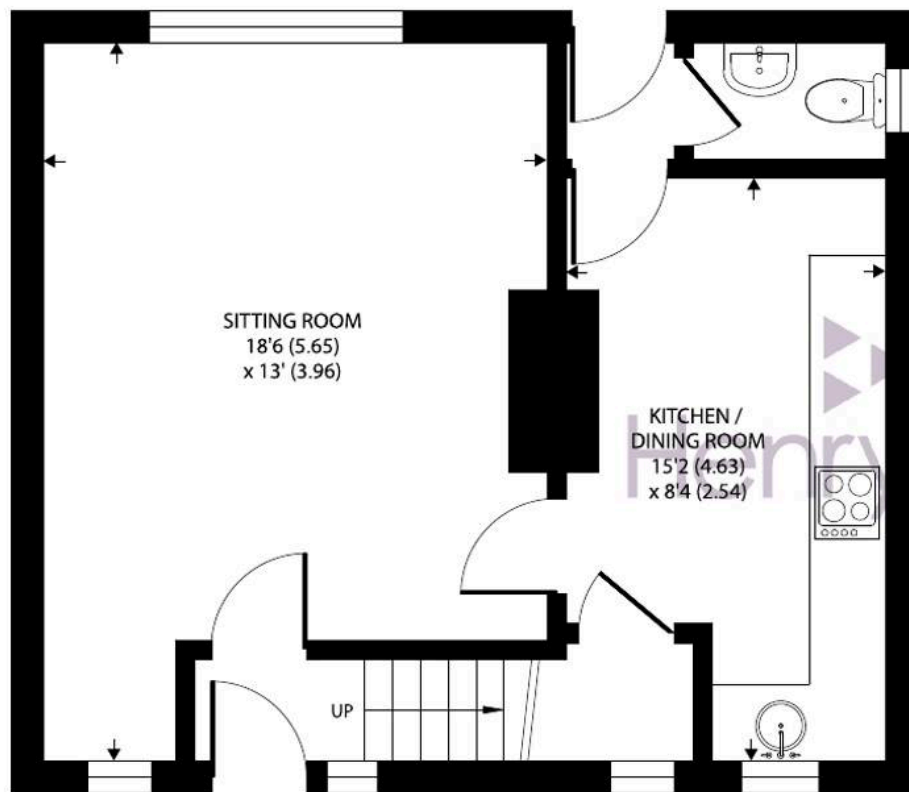
Mains: Gas, electric, water and drainage

Council Tax Band: C Waverley Borough Council
(£2183.15)

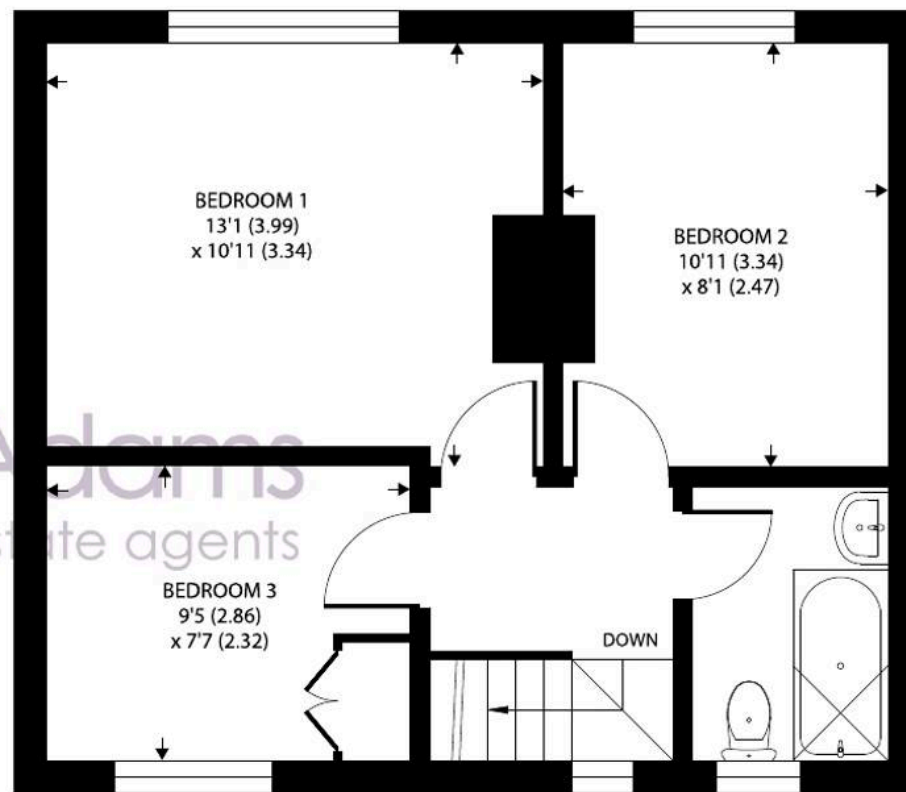
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GROUND FLOOR



FIRST FLOOR

25 Border Road

Approximate Area = 806 sq ft / 74.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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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.