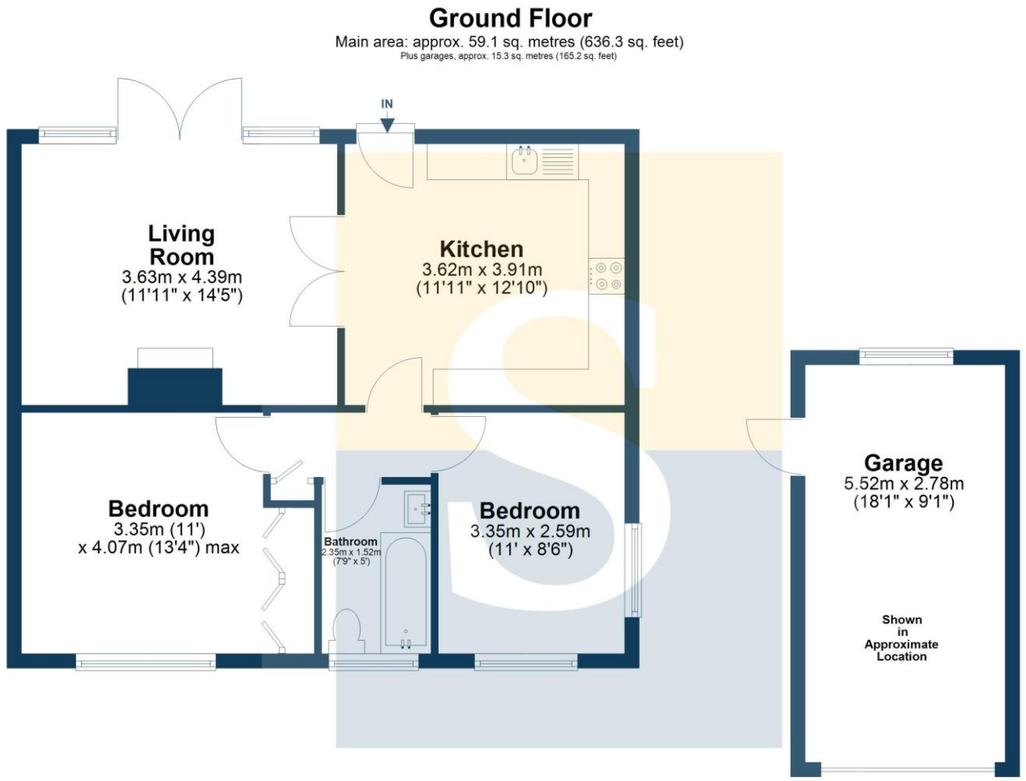
Seymours



Main area: Approx. 59.1 sq. metres (636.3 sq. feet)

Plus garages, approx. 15.3 sq. metres (165.2 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



2 Eliot Drive, Haslemere, Surrey, GU27 1NZ

Guide Price £425,000 Freehold

A beautifully presented two-bedroom semi-detached bungalow offering bright, well-proportioned accommodation, attractive gardens and a detached garage, all available with the significant benefit of no onward chain.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	636	1.1 Miles	Band D	N/A	N/A

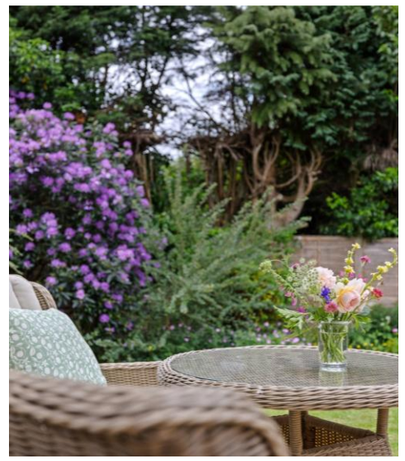
Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1,600 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 35A High Street, Haslemere, Surrey, GU27 2JY.





Seymours

Your property partner for life

The property has been thoughtfully updated and maintained, creating a light and welcoming home that is ready for immediate occupation. A modern fitted kitchen, extensively equipped with a comprehensive range of contemporary wall and base units, generous work surfaces and space for everyday dining. Adjacent to the kitchen, the spacious living room enjoys a delightful outlook over the rear south-west facing garden and benefits from large glazed doors that flood the room with natural light while providing direct access outside.

There are two bedrooms, including a particularly generous principal bedroom with fitted wardrobes, together with a second bedroom that could equally serve as a guest room, study or hobby room. The accommodation is complemented by a stylish, modern bathroom fitted with a white suite including a bath with shower over.

Outside, the property enjoys attractive gardens to both the front and rear. The front garden is laid mainly to lawn with mature planting, creating an appealing approach, whilst the enclosed rear garden offers a peaceful and private setting with lawn, patio and seating areas ideal for outdoor entertaining and relaxation. A detached garage and driveway parking provide excellent practicality.

Eliot Drive is a sought-after residential location, conveniently positioned for Haslemere's excellent range of shops, restaurants, cafés and amenities, including M&S Food, together with the mainline station providing services to London Waterloo. The surrounding area is renowned for its beautiful countryside, including nearby National Trust land and extensive walking opportunities.











