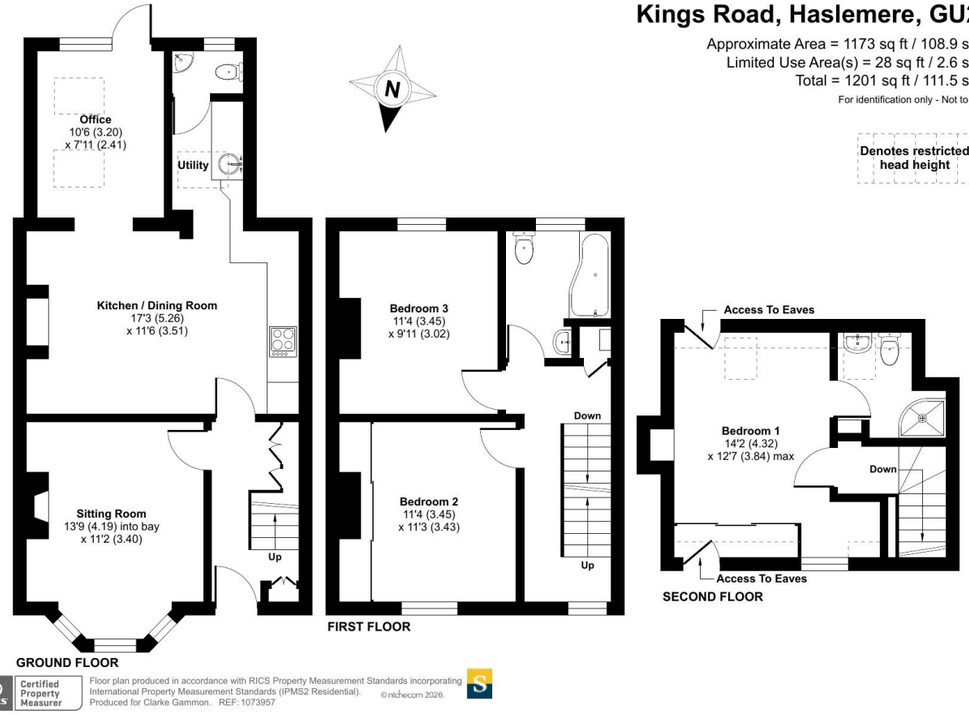
Seymours





Kings Road, Haslemere, GU27

Approximate Area = 1173 sq ft / 108.9 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Total = 1201 sq ft / 111.5 sq m
For identification only - Not to scale

Denotes restricted head height

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Clarke Gammon. REF: 1073957

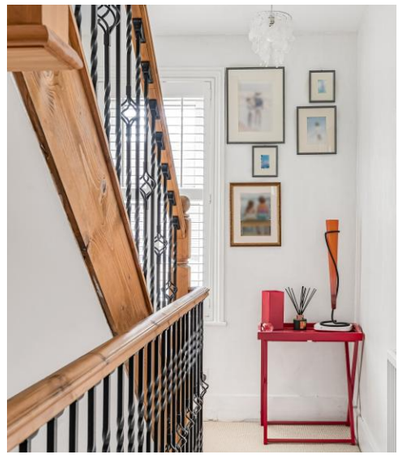
31, Kings Road, Haslemere, GU27 2QA

£585,000 Freehold

A charming Victorian redbrick semi-detached home, this attractive three-bedroom property has been thoughtfully extended to provide excellent additional living space, including a dedicated office and separate utility room. Ideally located just moments from Haslemere mainline train station, the home also benefits from off-street parking to the front, with resident permit parking available for additional vehicles.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	D	1201 sq/ft	290 yards	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 £2000 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 is within easy walking distance of the town's shops, cafés and amenities, making it perfectly suited for both commuters and families alike.

The house is approached via an attractive gabled entrance, opening into a welcoming entrance hallway. To the front, a cosy sitting room enjoys a bay window fitted with plantation shutters, creating a bright yet intimate reception space that showcases the home's Victorian character. At the heart of the property lies a spacious kitchen/dining room, fitted with a modern range of units, solid wood worktops and a range-style cooker, providing a sociable hub for everyday living and entertaining.

Leading off the kitchen is a practical utility room alongside a superb office space, featuring a vaulted ceiling and skylights which flood the room with natural light and provide pleasant views over the rear garden. This versatile space is ideal for home working, a studio or playroom. A downstairs cloakroom is located beyond the utility, completing the ground floor accommodation.

To the first floor, a thoughtfully designed loft conversion has created a generous principal bedroom suite with fitted wardrobes and a contemporary ensuite shower room. There are two further well-proportioned double bedrooms, with the front-facing bedroom also benefiting from fitted wardrobes, together with a family bathroom featuring a shower over the bath.

Outside, the property provides off-street parking to the front, with gated side access leading to the rear garden. The south-facing garden is a particular highlight, offering a long and carefully arranged outdoor space ideal for relaxing, entertaining and enjoying the sunny aspect throughout the day.

Haslemere is a vibrant and historic market town in southwest Surrey, set within the Surrey Hills Area of Outstanding Natural Beauty. Surrounded by beautiful countryside yet exceptionally well connected, the town offers an excellent selection of independent shops, restaurants and cafés, along with supermarkets including Tesco, Waitrose and M&S. Excellent transport links are provided by the mainline station, offering direct services to London and Portsmouth, as well as convenient access to the A3.











