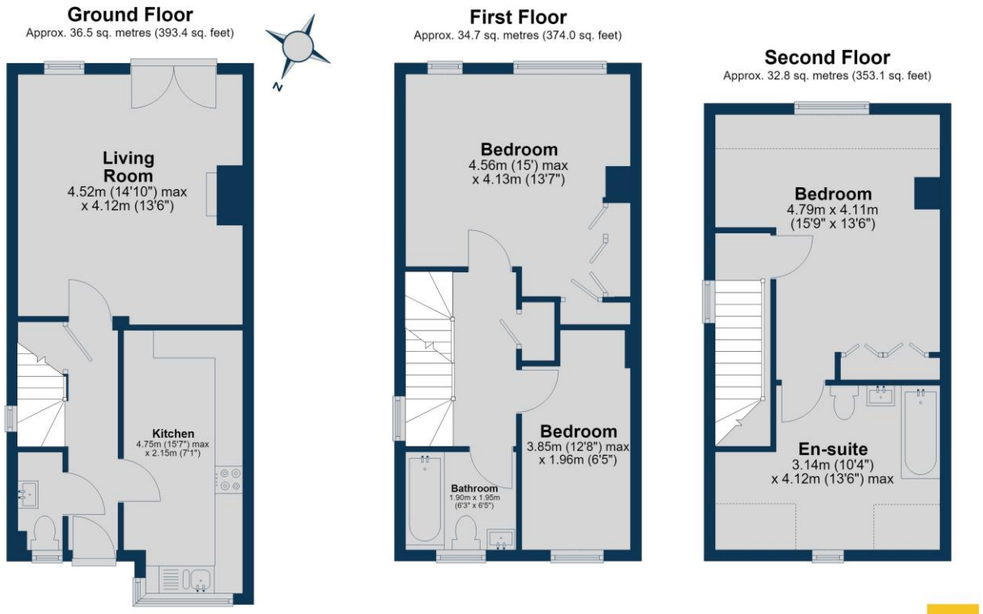
Seymours



Total area: approx. 104.1 sq. metres (1120.5 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.



30 Haslemere Road, Fernhurst, GU27 3EA

£425,000 Freehold

Positioned within the heart of the highly sought after village of Fernhurst, this attractive three bedroom townhouse offers spacious (c.1120sq.ft) and versatile accommodation arranged over three floors, complemented by a landscaped south east facing rear garden and two allocated off-road parking spaces. Beautifully presented throughout, the property combines practical family living with a convenient village setting, making it equally appealing to growing families, professionals and those seeking additional space for home working.





Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	C	1121sq/ft	3.5mi Haslemere	Band F	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 £1750 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

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The welcoming entrance hall leads through to a superb sitting and dining room; a wonderfully proportioned space designed for both everyday living and entertaining. Engineered wood flooring flows throughout, while a feature fireplace with contemporary gas fire creates a natural focal point. French doors open directly onto the garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces. With ample room for both seating and dining areas, this is an ideal setting for family gatherings and social occasions alike.

The modern kitchen is thoughtfully designed with a comprehensive range of fitted cabinetry and generous work surfaces, providing excellent storage and preparation space. Integrated appliances, including an oven and gas hob, are complemented by space for additional freestanding appliances. A convenient ground floor cloakroom completes the accommodation on this level.

The first floor provides two well-proportioned bedrooms, the larger benefitting from fitted storage. These rooms are served by a well-appointed family bathroom and offer flexibility for family members, guests or those requiring a dedicated home office. Occupying the entire top floor, the principal bedroom enjoys a peaceful position overlooking the rear garden and provides an excellent principal suite. Fitted wardrobes maximise storage while maintaining generous floor space, and the room is further enhanced by a private en-suite bathroom.

Outside, the rear garden has been landscaped for ease of maintenance and year-round enjoyment. A paved terrace immediately adjoining the property provides an ideal setting for al fresco dining, entertaining or relaxing in the sunshine, while decorative pebble beds and established planting create an attractive backdrop. A rear gate provides direct access to the property's two allocated off-road parking spaces. To the front, iron railings, slate shingle borders and mature planting combine to create an attractive first impression.

Fernhurst is one of the area's most desirable villages, nestled within the South Downs National Park and surrounded by beautiful countryside. The property is conveniently located within walking distance of the village green, local shops, public houses, church and highly regarded Fernhurst Primary School. Nearby Haslemere offers a wider range of shopping, dining and leisure facilities, together with a mainline railway station providing regular services to London Waterloo in under an hour. The surrounding area is renowned for its scenic walking, cycling and riding routes, making it an ideal location for those seeking a balance between village life and excellent connectivity.











