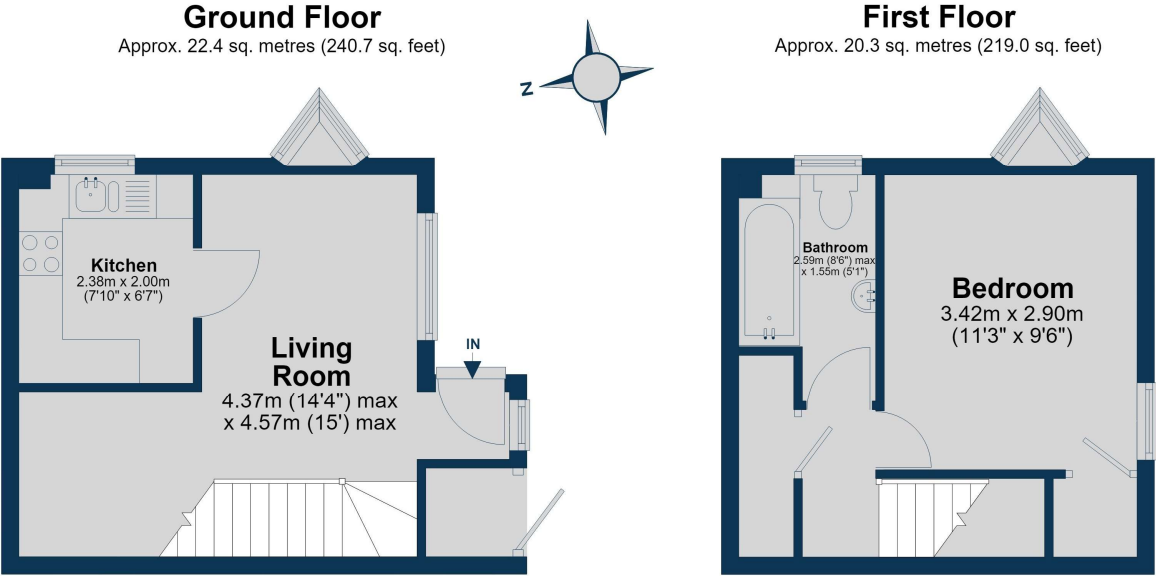
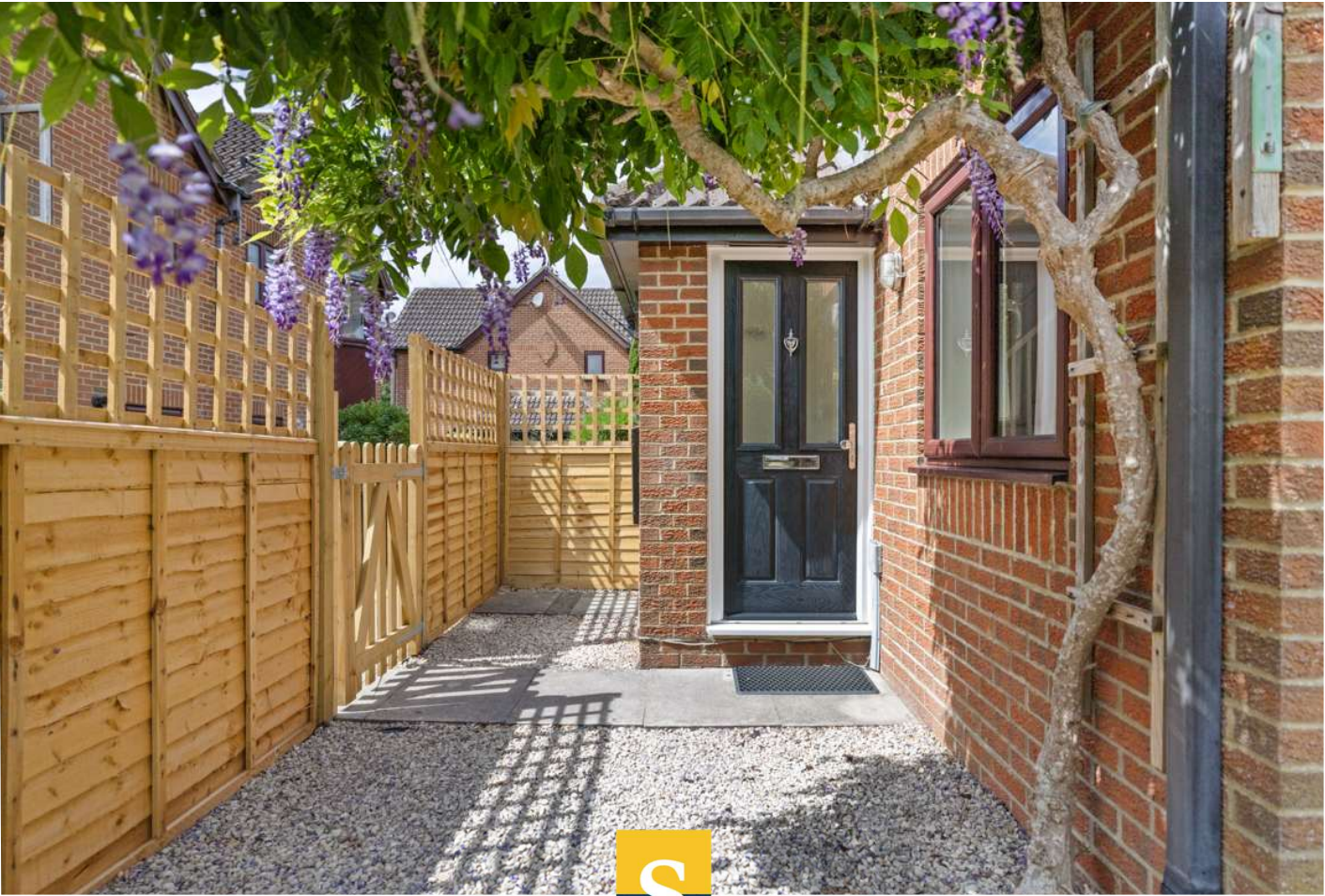




Total area: approx. 42.7 sq. metres (459.7 sq. feet)

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.



36 Fox Road, Haslemere, GU27 1RG

£275,000 Freehold

Offered to market with no onward chain, this beautifully presented one-bedroom home, ideally situated in a quiet corner of the ever-popular Fox Road, Haslemere, offering excellent extension potential (STPP).

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	459.7sq/ft	1.3mi	Band C	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 £1150 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



This charming property combines stylish modern living with a highly convenient location, making it an ideal choice for first-time buyers, professionals or those looking for a well-positioned home with excellent investment potential.

The ground floor features a particularly well-proportioned L-shaped living and dining room, creating a versatile and naturally light space that is equally well suited to relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances, including an oven, together with space for additional white goods.

Upstairs, there is a generous double bedroom with a fitted wardrobe, a modern family bathroom and a large storage cupboard, providing excellent practicality without compromising on style or comfort.

Outside, the property benefits from an impressive private rear garden, with a patio area providing the perfect setting for al fresco dining and enjoying the warmer months. To the front, there is the valuable benefit of off-street parking.

One of the property's most appealing features is the significant potential to extend, subject to the necessary planning consents. This offers an exciting opportunity for a purchaser to further enhance the accommodation and create a home tailored to their individual requirements.

The location is equally impressive. Haslemere mainline station is within easy reach, offering direct rail services to London, while the town centre is close by with its excellent selection of independent shops, cafés, restaurants and everyday amenities. The A3 is also readily accessible, making this an ideal location for commuters.

