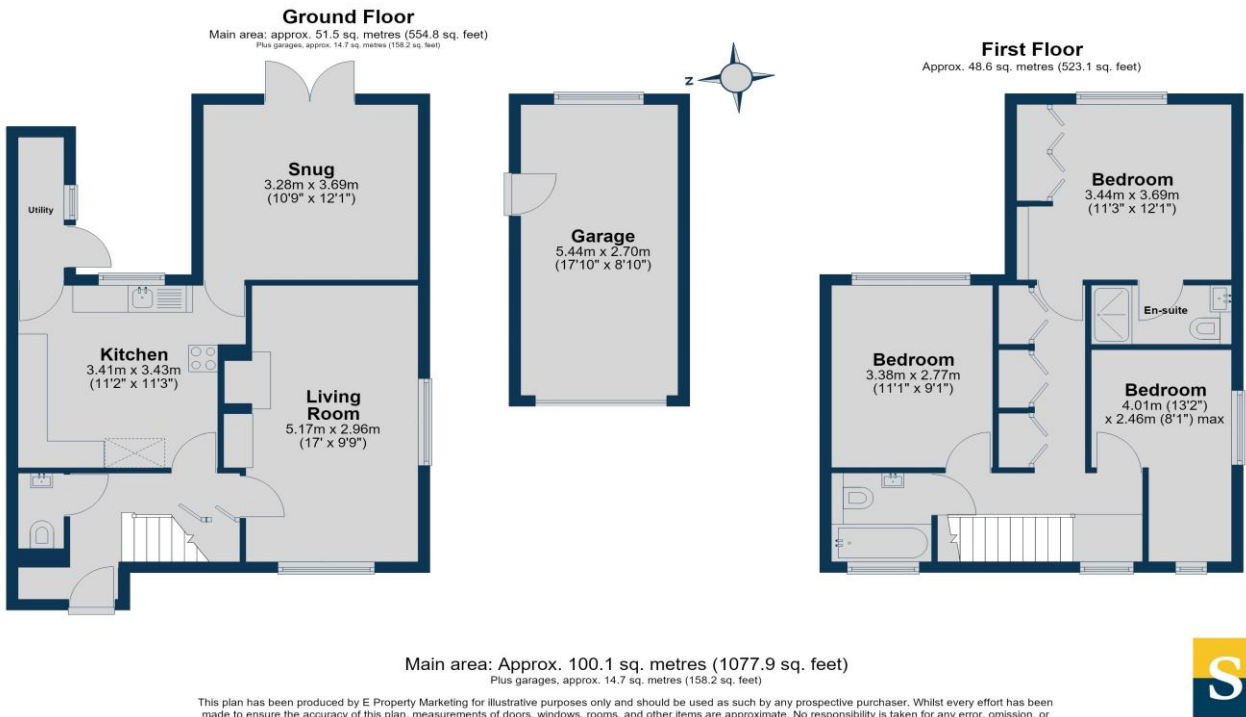




6 Whitfield Close, Haslemere, GU27 1DZ

£525,000

An attractive three-bedroom semi-detached home combining flexible living space with a superb principal bedroom suite, two bathrooms, garage and a particularly appealing rear garden with direct access from the house.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	D	1077.9	1.3mi	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 £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

Your property partner for life



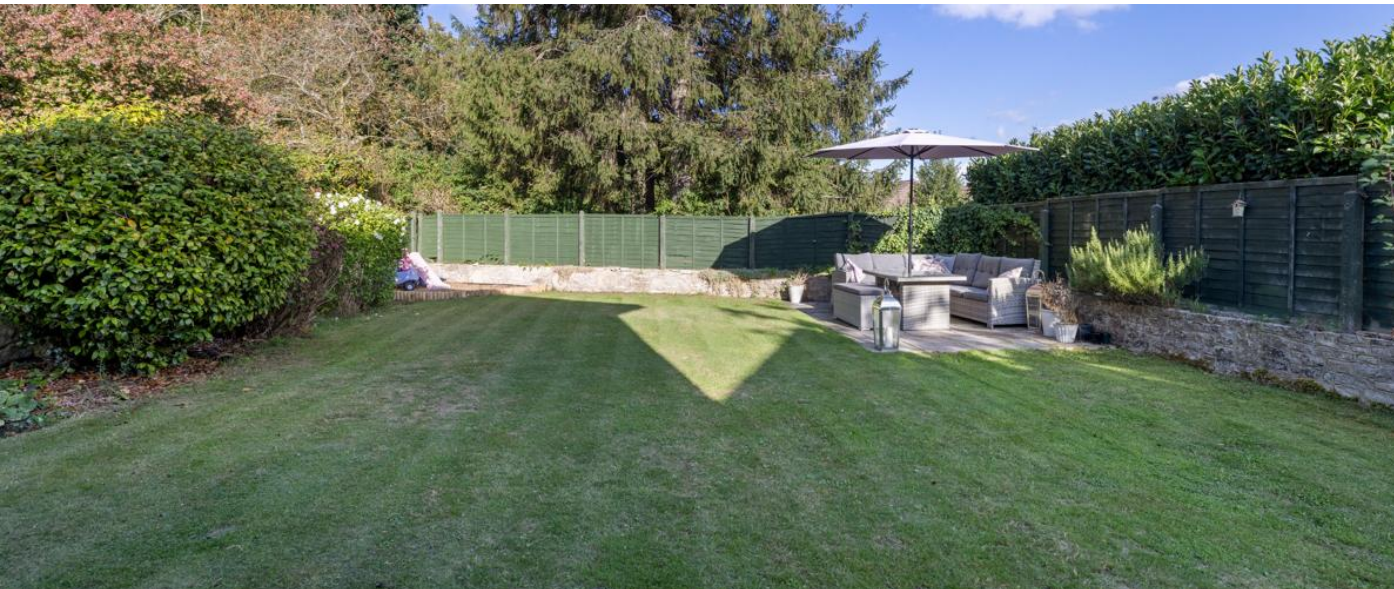
This attractive semi-detached home offers well-proportioned and versatile accommodation, complemented by a good-sized garden, garage and off-road parking. The house has a warm, comfortable feel throughout, with a combination of established character and smart contemporary updates.

The entrance hall provides access to the principal ground-floor rooms and stairs to the first floor. To the front, the sitting room is a welcoming reception space with a broad window bringing in plenty of natural light. Built-in shelving and cabinetry add useful storage and character, while there is ample room for both relaxed seating and a dedicated home-working area.

To the rear, an additional reception/dining room creates a particularly useful second living space. A wide set of glazed double doors opens directly onto the garden, providing an excellent connection between the house and outside and making this a natural space for entertaining during the warmer months.

The kitchen is also positioned towards the rear, with a wide window overlooking the garden. While perfectly functional, the kitchen would benefit from an update and offers an excellent opportunity for a new owner to refit the space to their own style and complement the high standard of the accommodation elsewhere. Currently, it provides a good range of fitted cabinetry and work surfaces, together with ample space for appliances and direct access through to the useful utility area.

Upstairs, the principal bedroom is an impressive double room with an extensive run of fitted wardrobes and a smart contemporary ensuite shower room. Two further bedrooms provide flexible accommodation for children, guests or home working, while the family bathroom has been updated in a clean, modern style with a bath and shower attachment, wall-hung basin, tiled finishes and heated towel rail.



Outside is a real highlight. The rear garden is predominantly laid to lawn and enclosed by mature hedging, established trees and fencing, creating an attractive and relatively private setting. Stone-paved areas immediately outside the house and towards the far side of the garden provide space for outdoor seating and entertaining.

To the front, established planting softens the approach, while a driveway leads to the detached garage, providing useful parking and storage. The property is well placed for access to local amenities, schools and transport connections.

Haslemere is a thriving market town surrounded by some of Surrey's most beautiful countryside, combining a welcoming community feel with an excellent range of independent shops, cafés, restaurants and everyday amenities. The town is particularly well connected, with a mainline station just 1 mile away providing direct services to London Waterloo, while highly regarded schools and miles of scenic walking across nearby National Trust land make Haslemere an enduringly popular choice for families and commuters alike.

