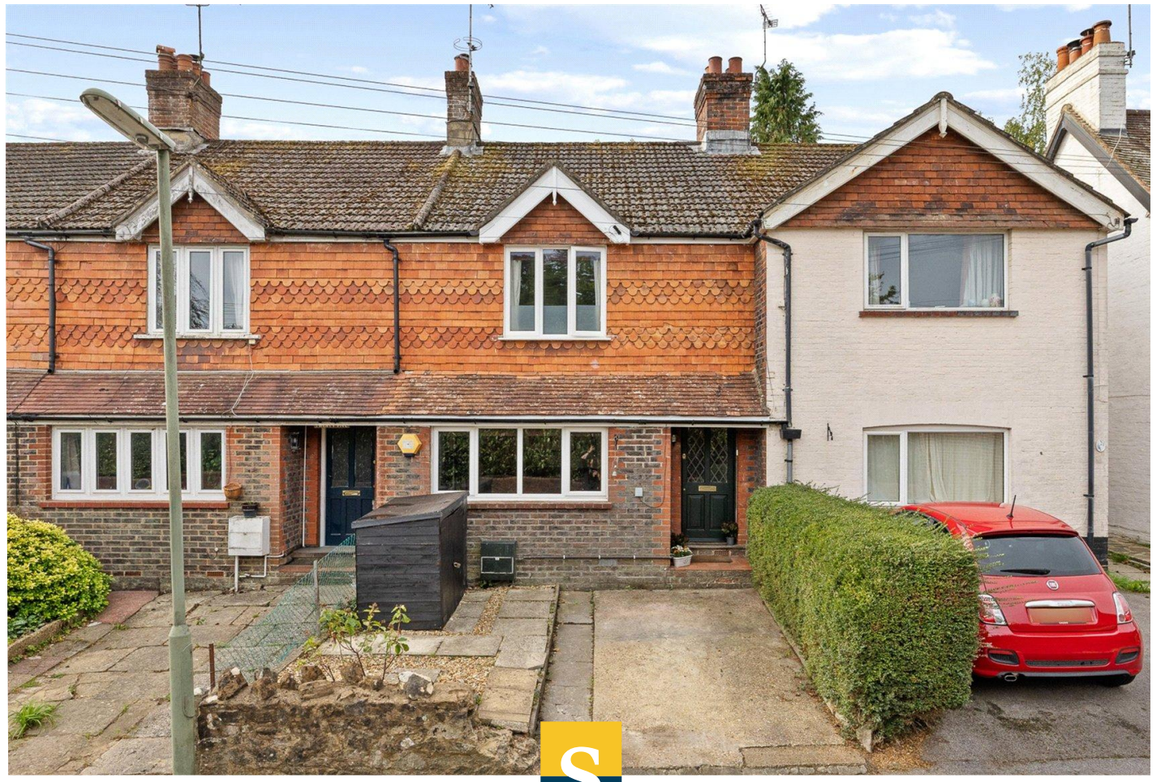
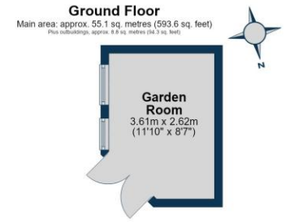
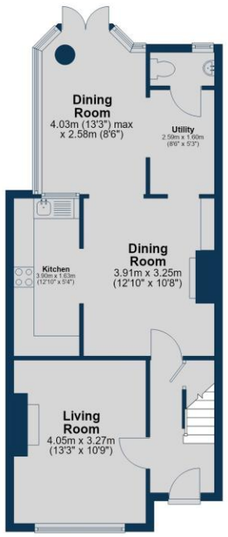
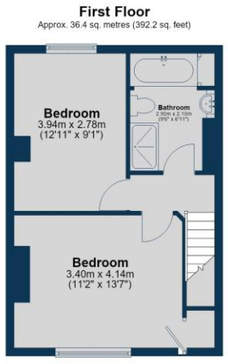
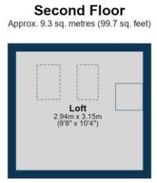
Seymours











Main area: Approx. 100.8 sq. metres (1085.5 sq. feet)
Plus outbuildings, approx. 8.8 sq. metres (94.3 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.

23 Lower Road, Grayswood, Surrey, GU27 2DR

Guide Price £425,000 Freehold

A charming Victorian terraced home offering well-proportioned accommodation, a wealth of period character and a particularly convenient position within this hugely popular village, with easy access to the highly regarded Grayswood Primary School.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	D	1085.5	2 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 £1,550 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 a warm and welcoming feel throughout, combining original features with practical family living. The front door opens into an entrance hall with useful under-stairs storage. To the front is a comfortable living room featuring an attractive cast-iron fireplace, and plenty of natural light.

Beyond is a separate dining room, again retaining character features including a fireplace, and providing an excellent space for everyday dining or entertaining. The adjoining kitchen is semi-open plan to the dining room and is fitted with a range of wall and base units, work surfaces, gas hob and electric oven.

To the rear, the accommodation opens into a particularly appealing conservatory/garden room. With extensive glazing overlooking the garden and a wood-burning stove providing an attractive focal point, this is a versatile additional reception space that can be enjoyed throughout the year. A useful utility room and cloakroom complete the ground-floor accommodation.

On the first floor are two generous double bedrooms, both offering good proportions, together with a spacious family bathroom fitted with a bath and separate shower. From the landing, a pull-down ladder provides access to the converted loft area, which incorporates skylight windows and currently provides a useful play/hobby space.

Outside, the property benefits from off-road parking to the front. The rear garden enjoys a desirable southerly aspect and provides a good combination of lawn, established planting and space for outdoor seating. At the far end of the garden is a detached office/studio with power, ideal for those working from home or seeking a dedicated hobby space, with additional storage situated behind.

Overall, this is an appealing period home with flexible accommodation, excellent additional spaces and a sunny rear garden, all within a sought-after village setting.











