Seymours



Total area: approx. 130.3 sq. metres (1402.3 sq. feet)

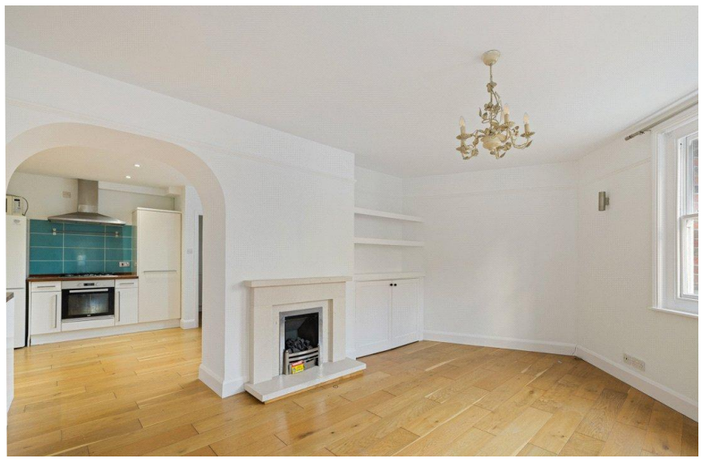
This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



2 Longdene Road, Haslemere, GU27 2PG

£495,000 Freehold

Seymours Haslemere are delighted to offer this well presented and spacious four-bedroom character house, situated in a convenient location for Haslemere mainline station. Offering approximately 1,402 sq ft of accommodation arranged over two floors, the property combines well-proportioned rooms with a practical and versatile layout.





Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
4	2	D	1402	0.1mi	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 £1850 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 ground floor comprises a spacious entrance hall leading into a light and bright living room, while to the rear is a generous dining area which is open plan to a modern kitchen with integrated appliances. This sociable space provides an ideal setting for both everyday family life and entertaining. There is also a useful downstairs shower room.

On the first floor, the property offers four well-proportioned bedrooms, including two particularly spacious principal rooms, together with a family bathroom. The accommodation provides excellent flexibility for families, guests or those requiring space to work from home. The property is presented in good order throughout and retains the character and appeal expected of this type of home.

Externally, the property benefits from private off-street parking for one car. Please note that the property does not have any external garden space, making it particularly suited to those seeking a low-maintenance home without the upkeep associated with a garden.

Longdene Road is conveniently situated within easy reach of the amenities and facilities of Haslemere town centre, including a good selection of shops, cafés, restaurants and everyday services. Haslemere mainline station is also within convenient reach, providing regular services towards London Waterloo, making the property particularly well placed for commuters. The surrounding area offers access to a number of well-regarded schools, while the extensive countryside and beautiful Surrey Hills are close by, providing excellent opportunities for walking and outdoor pursuits.











