

**26 Springfarm Road,
Haslemere, Surrey GU27 3RH**



**Peter Leete
and Partners**

ESTATE + AGENTS

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Price Guide: £875,000 Freehold



- Detached with views
- Large sitting room
- Kitchen/Breakfast Room
- Dining Room
- Cloakroom with 2nd WC
- Beautifully equipped shower room
- 4 Bedrooms
- Integral Garage
- Off Road Parking
- EPC Rating: D
- Council Tax: Band F
- Chichester County Council

A detached property in a quiet cul-de-sac location being situated toward the end and enjoying distant views across Haslemere.

GENERAL: The property is spacious at almost 1800 sq ft and affords ample scope for extension if required. The ground floor has a welcoming wide reception hall with doors to: Living Room, with feature wood burning fireplace. This room has dual aspect with sealed unit double glazed doors to the rear patio and garden. Dining Room, with rear aspect to garden. Kitchen/Breakfast Room, with modern wall and base units, the latter with an extensive worksurface which includes a breakfast bar. Integrated fridge freezer and dishwasher. Single base oven and halogen hob unit over and inset to the worktop with extractor fan over. Wall microwave housing, stainless steel 1 ½ bowl sink with mixer taps. Extensive range of wall display cupboards and wine rack below and door to side access. Cloakroom with modern WC and wash basin. Integral Garage housing wall hung gas boiler and up and over door. (could convert to additional accommodation). Spacious landing area with deep storage cupboard and doors to, Bedroom 1 with rear aspect and fitted wardrobes. Bedroom 2 with front aspect and views. Bedroom 3 with, fitted wardrobes and rear aspect. Bedroom 4 with fitted wardrobes and overlooking the front with the distant views.

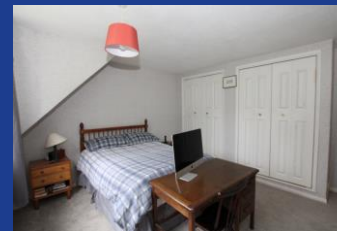
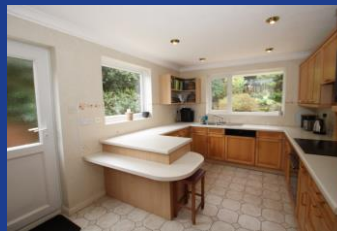
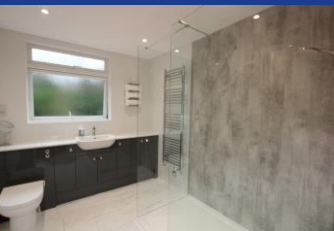
The property is approached over a tarmac driveway affording ample off-road parking and flanking the front lawned garden. There is a wide access with paved side patio/footpath to the rear patio and gardens, The rear affords a high degree of privacy and enjoys a lawned garden with established shrubs and flower borders. There is a large timber store/outbuilding.

SERVICES All main services

VIEWINGS: Strictly by appointment with the Agent both during and outside normal office hours including Sundays and Bank Holidays.

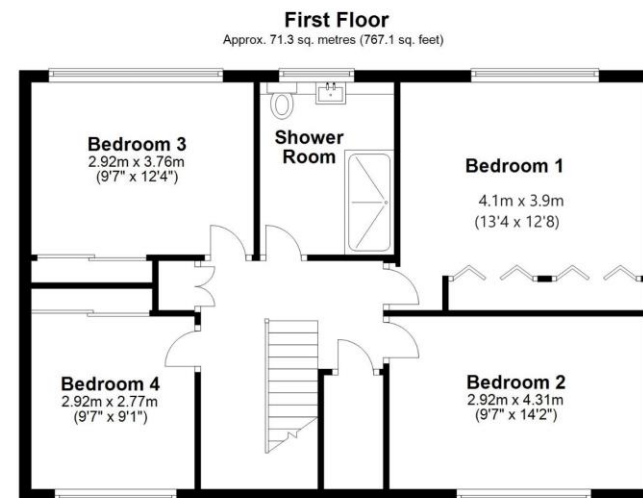
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26 Springfarm Road

Haslemere



Total area: approx. 166.9 sq. metres (1796.5 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021 Quick EPC
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