



ESTATE AGENTS



8 Popes Mead, Haslemere, Surrey, GU27 2AR

Asking Price £550,000

8 Popes Mead, Haslemere, Surrey, GU27 2AR

This delightful mid-terrace house greets you with three generously sized bedrooms and an array of charming character features. Upon entering through the entrance porch into the main hallway, you're led to the heart of the home in the form of an inviting living room, complete with a character fireplace that serves as a cozy centerpiece, making this room the perfect retreat during winter months.

Moving towards the rear, an open plan dining room kitchen awaits, awash in natural light from the skylight window above. With ample storage and workspace, the kitchen caters effortlessly to culinary endeavors and hosting guests.

The ground floor also hosts a fully tiled bathroom featuring a three-piece suite, comprising a bath with an overhead shower, W/C, and sink.

Ascend the stairs to the first floor, where three bedrooms await. Two spacious double bedrooms offer plenty of storage and relaxation space. The third bedroom, though single, boasts versatility, suitable for various needs—be it an occasional guest room, a home office, or a creative space like a creche room.

Out back, the private garden invites you, creating an ideal spot for outdoor dining, relaxation, and entertainment. Its rear access and shed add practicality to the space.

Ultimately, this enchanting home offers a haven for families or couples seeking a well-situated and character-rich abode nestled in the heart of Haslemere.

- Three Bedrooms
- A short walk from the centre of Haslemere
- Immaculately presented
- Character Features
- Fireplace
- Spacious Open Plan Kitchen Diner
- Private Garden with Rear Access
- Ideal First Home
- Council Tax Band C



Floorplan

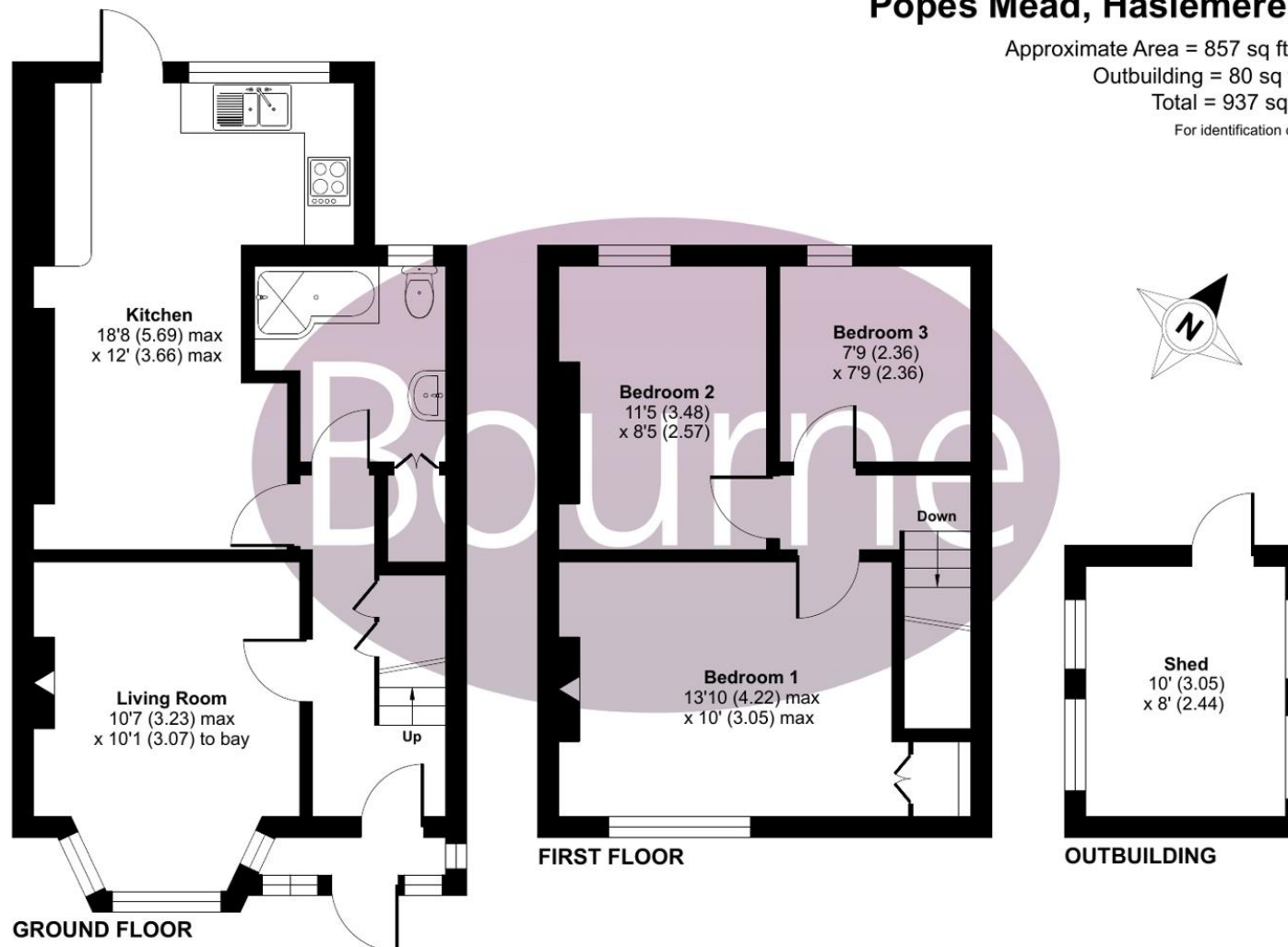
Popes Mead, Haslemere, GU27

Approximate Area = 857 sq ft / 79.6 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 937 sq ft / 87 sq m

For identification only - Not to scale

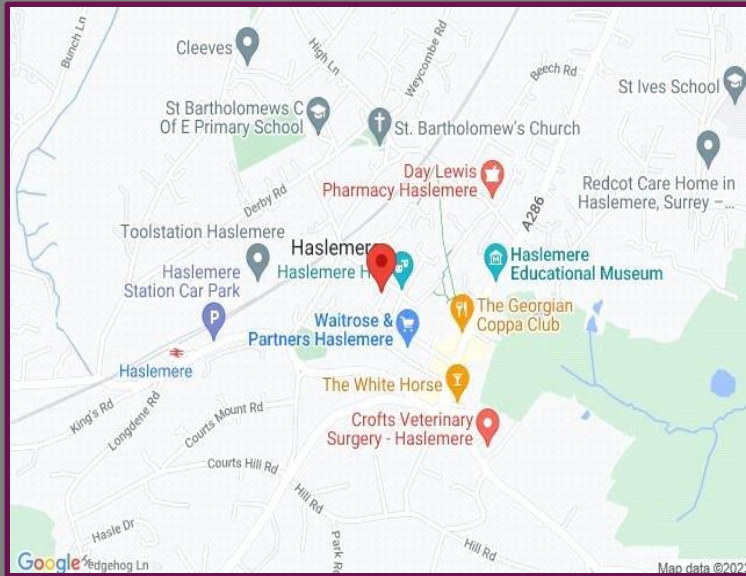


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 1062058

Location

Ideally positioned less than a ten-minute walk from Haslemere train station.

The historic town of Haslemere has a vast array of local and high street shops, bars and restaurants to enjoy. The area is full of beautiful green spaces and a vibrant local community.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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