



75 Lower Road, Grayswood, GU27 2DR

Guide Price £395,000 - Tenure: Share of Freehold



# 75 Lower Road

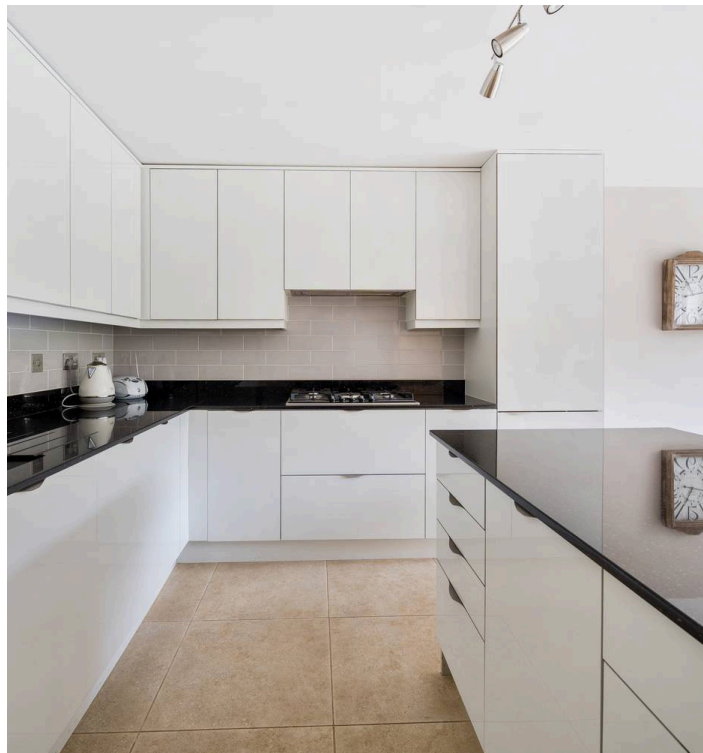
## Grayswood

- Stunning Open Plan Kitchen/Dining/Living Room
- Bifold Doors Into Garden
- Nearby To Grayswood CE Primary School
- Underfloor Heating In The Kitchen/Diner/Living Room
- En-suite In Primary Bedroom
- Private Entrance
- Immaculately Presented And Ready To Move Into
- Private Secluded South Facing Garden

75 Lower Road is a beautifully presented ground-floor maisonette located in the heart of Grayswood. From the moment you step inside, you'll be struck by the thoughtful design and craftsmanship that have transformed this space into a stylish, harmonious home. Ample storage, including built-in cupboards, adds to its practicality.

The standout feature of this property is the impressive open-plan kitchen, dining, and living area, complete with underfloor heating and bifold doors that seamlessly connect to a private, secluded garden. The kitchen is exceptionally well-equipped with plenty of storage, a central island, and built-in appliances. The dining area is enhanced by French doors that open onto a south-facing garden, flooding the space with natural light.

The property offers two spacious double bedrooms. The primary bedroom boasts an en-suite bathroom, as well as a bay window that frames lovely views of the front garden and fields beyond. The second bedroom is fitted with built-in wardrobes for added convenience. A separate bathroom is also located just off the entrance hall.





# 75 Lower Road

## Continued Text and Services

Outside, the garden is a tranquil retreat, featuring a sunny patio area and a well-kept lawn bordered by mature shrubs. Venetian fencing ensures privacy, making it a perfect escape. There is also access to a shared driveway that leads to the garage, offering convenience for both apartments.

Council Tax Band: Waverly Borough Council (£2183.15)

Mains: gas, electric, water and drainage

Broadband and Mobile services: Visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

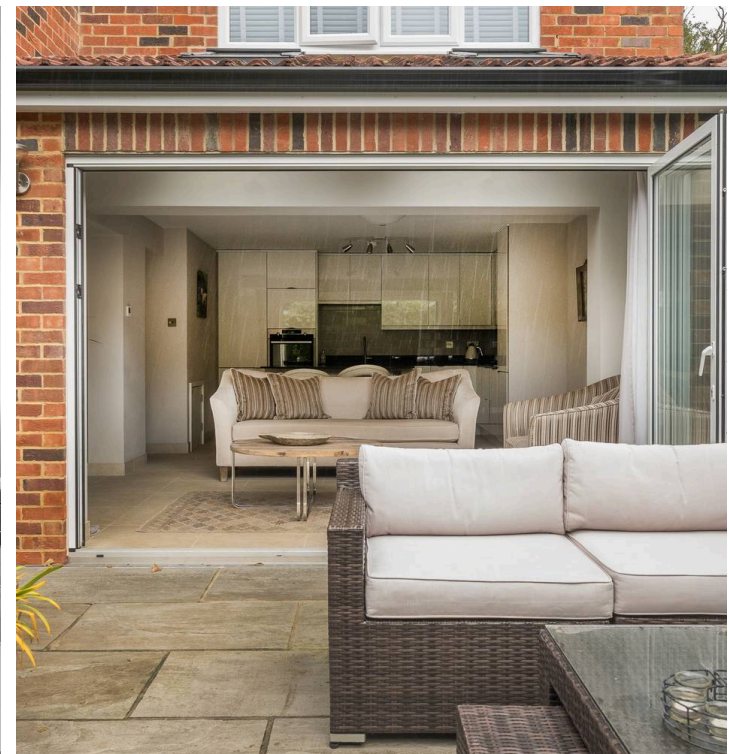
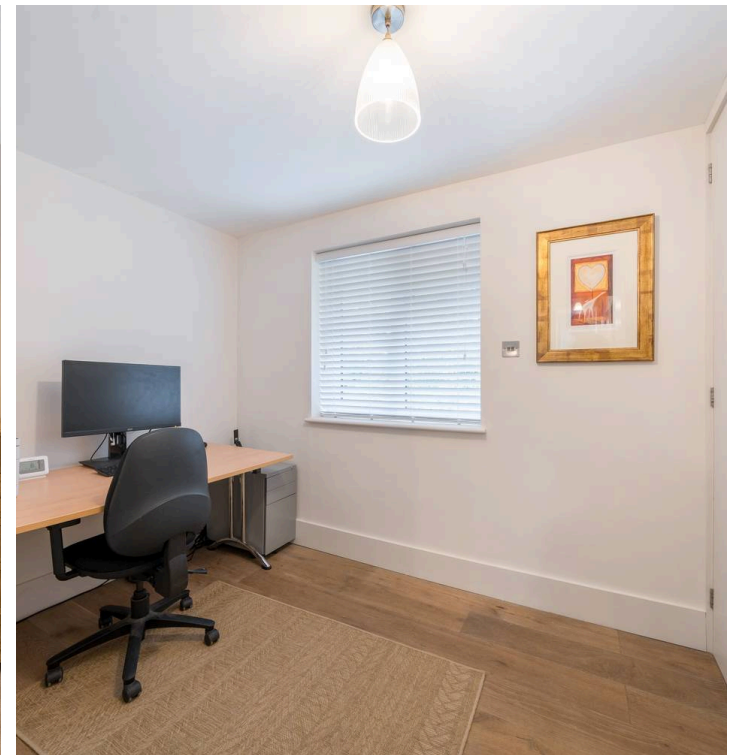
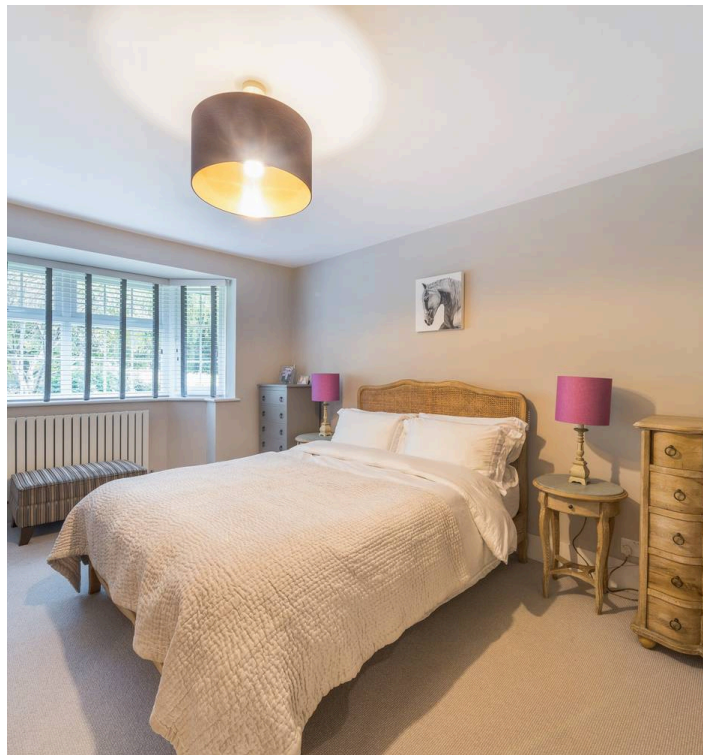
EPC RATING: C

Lease information: Share Of Freehold - 999 years from 3rd February 1976 - Service and insurance is adhoc split 50/50 Ground Rent: N/A

Directions:

SATNAV : **GU27 2DR** - what3words : [economies.winters.seeing](https://www.what3words.com/economies.winters.seeing)

Instagram: Follow us @haslemerepropertyclub

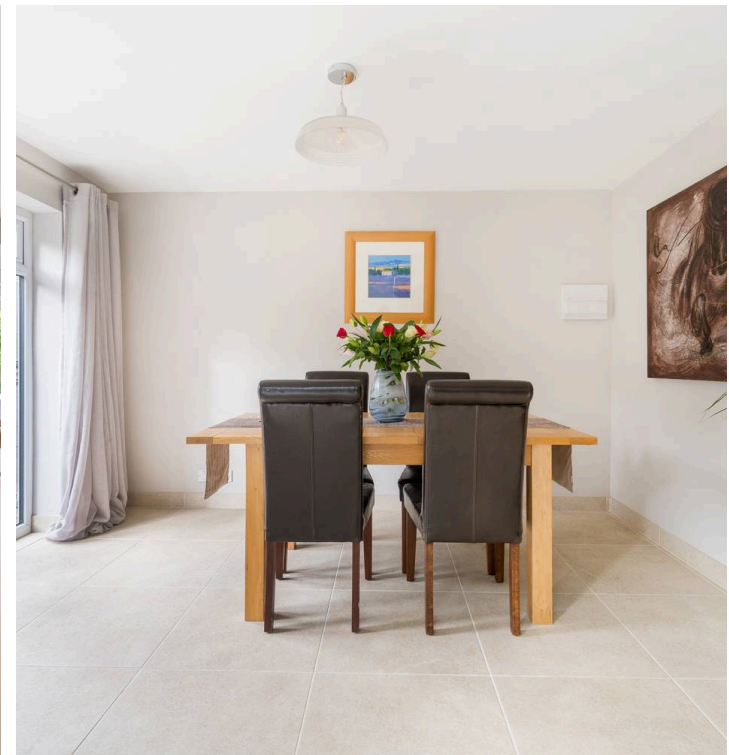




# 75 Lower Road

## Location

Located in the very popular village of Grayswood lying about one mile to the north of Haslemere with a pretty village green, modern sports pavilion/hall, outstanding primary and junior school (Grayswood is a village school with small classes. We understand there is only one class per year), church and public house and surrounded by delightful countryside, that is ideal for outdoor pursuits including local walks, bike trails, horse riding etc . Haslemere is an attractive town with a good range of independent shops and boutiques, Waitrose and Tesco supermarkets, M&S Food Hall, restaurants and coffee houses and an excellent Health Centre. There are good road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally both state and private, for all ages and leisure facilities including The Haslemere Leisure Centre.







GROUND FLOOR

## Lower Road, Haslemere, GU27

Approximate Area = 927 sq ft / 86.1 sq m

Garage = 190 sq ft / 17.7 sq m

Total = 1117 sq ft / 103.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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