



70 The Avenue, Liphook, Hampshire GU30 7QS
Price Guide £495,000 Freehold

CLARKE  GAMMON
1919

70 THE AVENUE
LIPHOOK HAMPSHIRE GU30 7QS

Price Guide £495,000

Three bedrooms	Conservatory
En-suite bathroom	Downstairs cloakroom
Family bathroom	Large garage
Spacious sitting room	Driveway parking
Kitchen/dining room	Front & rear gardens



**A well-designed family house, close
to local schools.**

THE PROPERTY

A spacious, recently modernised and well-presented family home and set in this popular residential location which is ideally placed for the village centre, the area's well-regarded local schools and the mainline station. The property is bright and sunny throughout and features a spacious sitting room which opens out to a good size glazed conservatory which in turn leads out to the enclosed and private rear garden. Upstairs, the master bedroom has fitted wardrobes and an en-suite shower room, two further bedrooms and a family bathroom. The property has the benefit of additional driveway parking and a large garage.



THE GROUNDS

To the front of the property is an area of open plan lawn with driveway leading to the large garage. To the rear the garden is enclosed and offers a good degree of privacy, with patio, lawn and beds and borders.

SITUATION

The property is situated in a popular development just half a mile from Liphook square, even closer are the well-regarded Liphook Infants and Juniors and the award-winning Bohunt School and Sixth Form, all of which are considered some of the best in the area. There is also a small open play area nearby, whilst the village itself offers a good range of local shops including a Sainsbury's supermarket along with two doctor's surgeries, dentists, optician and the newly opened Living Room Cinema. The mainline railway station is just about one mile away and for the motorist there is a nearby junction for the A3 at Bramshott & Griggs Green. There are a number of pubs, restaurants and takeaways in the area, along with two golf courses and two health spas, all within close proximity to many miles of open countryside and walks, much of which is owned by the National Trust or within the South Downs National Park.

Liphook Centre – 0.5 miles

Station – 1 miles

Haslemere – 4.5 miles

Guildford – 14 miles

London Waterloo – In just over an hour

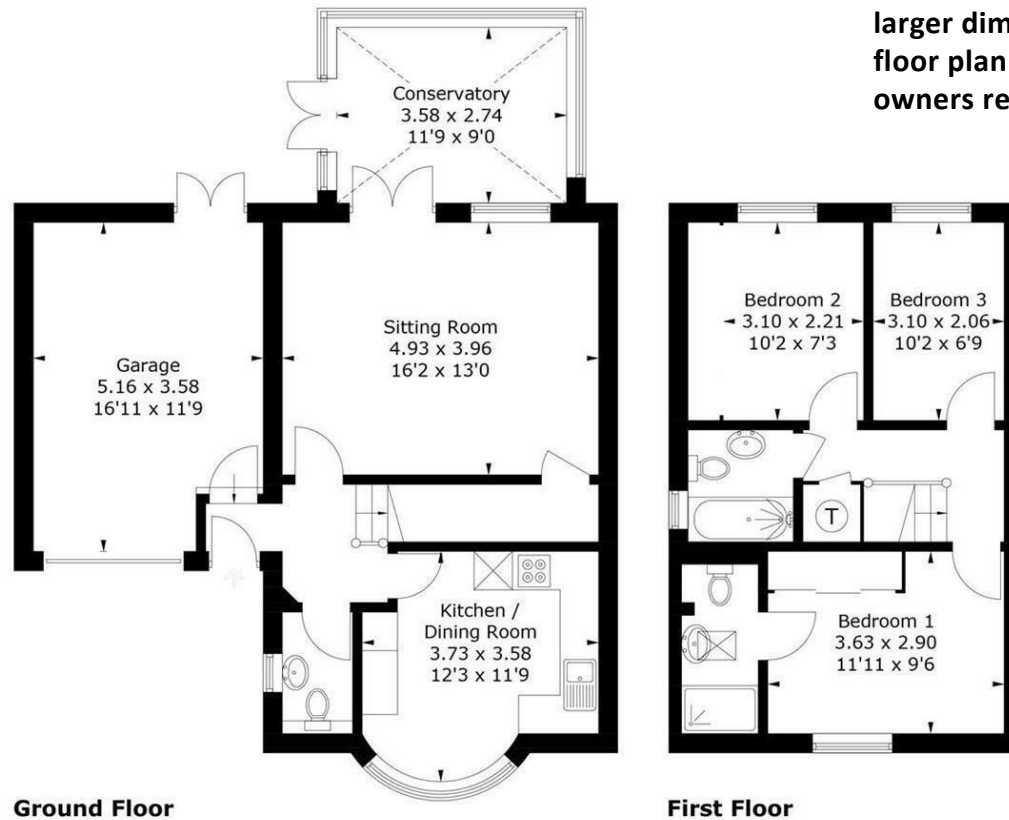
Portsmouth Harbour – 28 miles

70 The Avenue, GU30 7QS

Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft
(Including Garage)

PLEASE NOTE:

Please note: Bedroom 2 has larger dimensions than the floor plan shows due to the owners renovating the room.



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID660100)

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band D

SERVICES

All mains services

6th February 2023

Energy Efficiency Rating

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

84

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CG LIPHOOK OFFICE

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DIRECTIONS

From the centre of Liphook, proceed along the Longmoor Road turning right into The Avenue, just as you turn into The Avenue the house is on the left.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
T: 01483 223101

