



23 Hazelbank Close, Liphook, Hampshire GU30 7BZ
Price On Application Freehold

CLARKE  GAMMON

23 HAZELBANK CLOSE
LIPHOOK GU30 7BZ

Price On Application

Cul-de-sac location	Downstairs cloakroom
Corner plot gardens	Modern fitted bathroom
Extended kitchen/breakfast room	Double glazed
L-shaped lounge/dining room	Gas heating system
Three bedrooms	Garage in nearby block



An extended family home, set in this popular close.

THE PROPERTY

Extended and improved by the current owners, this attractive tile hung end terrace home is situated within walking distance of Liphook village centre. To the ground floor, the reception hall leads to an L-shaped lounge/dining room which opens out to a kitchen/breakfast room which has been extended and is double glazed with an attractive range of units, a part vaulted ceiling with Velux windows and bi-fold doors out to the garden. To the first floor, there are three bedrooms and a modern refitted bathroom suite. Outside, being on a corner plot the gardens extend to the front, the side, and the rear.



THE GROUNDS

To the front, the garden is laid to lawn with a footpath to the front door, flower borders and a side gate with access to the side which has two sheds and a greenhouse and leads to the remainder of the garden which lies to the rear, comprising a level area of lawn with a paved patio, raised beds, the whole enclosed by timber panel fencing.

SITUATION

The house occupies an established position on the outskirts of Liphook village centre which is within an easy walk, as is the mainline station which offers fast and frequent trains to Waterloo in just over an hour. The village has an excellent range of facilities, which include a Sainsbury's supermarket, doctors' surgeries, library, local shops and a variety of restaurants and pubs and the newly opened Living Room cinema. There is also a good selection of both state and private schools in the area, with both the outstanding Ofsted rated Bohunt Academy and the highly-regarded Liphook infants and junior schools, both being within walking distance. The village also boasts a good range of recreational facilities and open spaces with the recreation ground and Radford Park both being nearby. For the commuter the nearby A3 provides excellent trunk road links to Guildford, the M25 and London to the north, Portsmouth, Southampton the M27 and the coast to the south.

Liphook Station 0.9 mile

Liphook Village Centre 0.6 mile

A3 Junction 1.2 mile

Haslemere 4 miles

Petersfield 11 miles

Guildford 18 miles

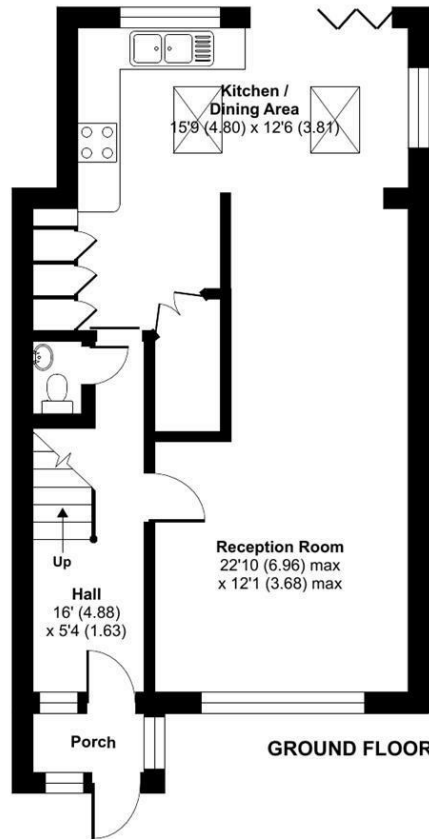
Portsmouth 29 miles

*All distances are approximate

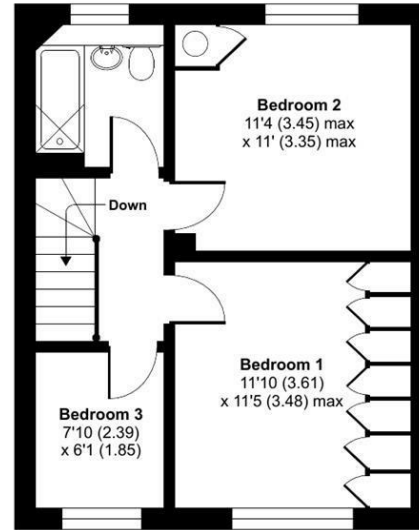
Hazelbank Close, Liphook, GU30

Approximate Area = 990 sq ft / 92 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 853857

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band D

SERVICES

All mains services

1st June 2023 Custom Code : VL/EL Property Ref - 6030

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		
	73	86
England & Wales	EU Directive 2002/91/EC	

CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our offices in Liphook leave via the Haslemere Road and Hazelbank Close is the fifth turning on the left, once you are in the close turn left and the property will be found

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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

