



**28 The Avenue, Liphook, Hampshire GU30 7QD**  
**Price Guide £475,000 Freehold**



28 THE AVENUE  
LIPHOOK HAMPSHIRE GU30 7QD

Price Guide £475,000

Two double bedrooms	Ample driveway parking
Living room	Large front garden
Shower room	Impressive rear garden
Reception hallway	Backing onto open space
Garage	Chain free sale



**A detached bungalow set in this  
favoured residential location.**

#### THE PROPERTY

Presented to the market in need of some updating this appealing detached bungalow has the benefit of early vacant possession. The accommodation, which is double glazed has a side entrance leading to a reception hall which leads to all rooms. The front living room has a large window overlooking the front garden, whilst the kitchen which needs some updating is of galley style and currently has an extensive range of worktops with fitted base and eye level cupboards and drawers, appliance spaces and integrated hob, oven, and extractor. Both bedrooms are doubles with the master bedroom having a range of fitted wardrobes, drawers, and built-in dresser. Both bedrooms enjoy views over the rear garden.



### THE GROUNDS

To the front, a large tarmac driveway leads to a parking area and garage with electric roller door, light and power and a door to the rear garden. The remainder of the front is laid to lawn with borders to one side. There is a side pathway which leads to the rear, which offers a paved patio and is of a good size, with the remainder laid to lawn backing onto and with an outlook over the adjoining Oak Park open space.

### SITUATION

The property sits on a generous plot within this highly convenient residential location. Within walking distance is the local Co-op and Post Office with the village centre being just a little further away. To the rear of the property is the Oak Park open space which has been landscaped to provide a network of footpaths and water features (currently still being landscaped). Liphook itself provides an excellent range of shopping, recreational and educational facilities, including a Sainsbury's superstore and many independently owned shops and the new Living Room Cinema. The mainline station provides rail services on the Waterloo to Portsmouth main line, whilst the nearby A3 provides good road links to Guildford, the M25 and London to the north and Portsmouth, the south coast and the M27 to the south. The area itself is surrounded by some lovely countryside, much of which lies within the South Downs National Park or is owned by the National Trust.

Post Office/Co-Op – 0.3 miles

Liphook Centre – 0.5 miles

Station – 1 mile

Haslemere – 4.5 miles

Guildford – 14 miles

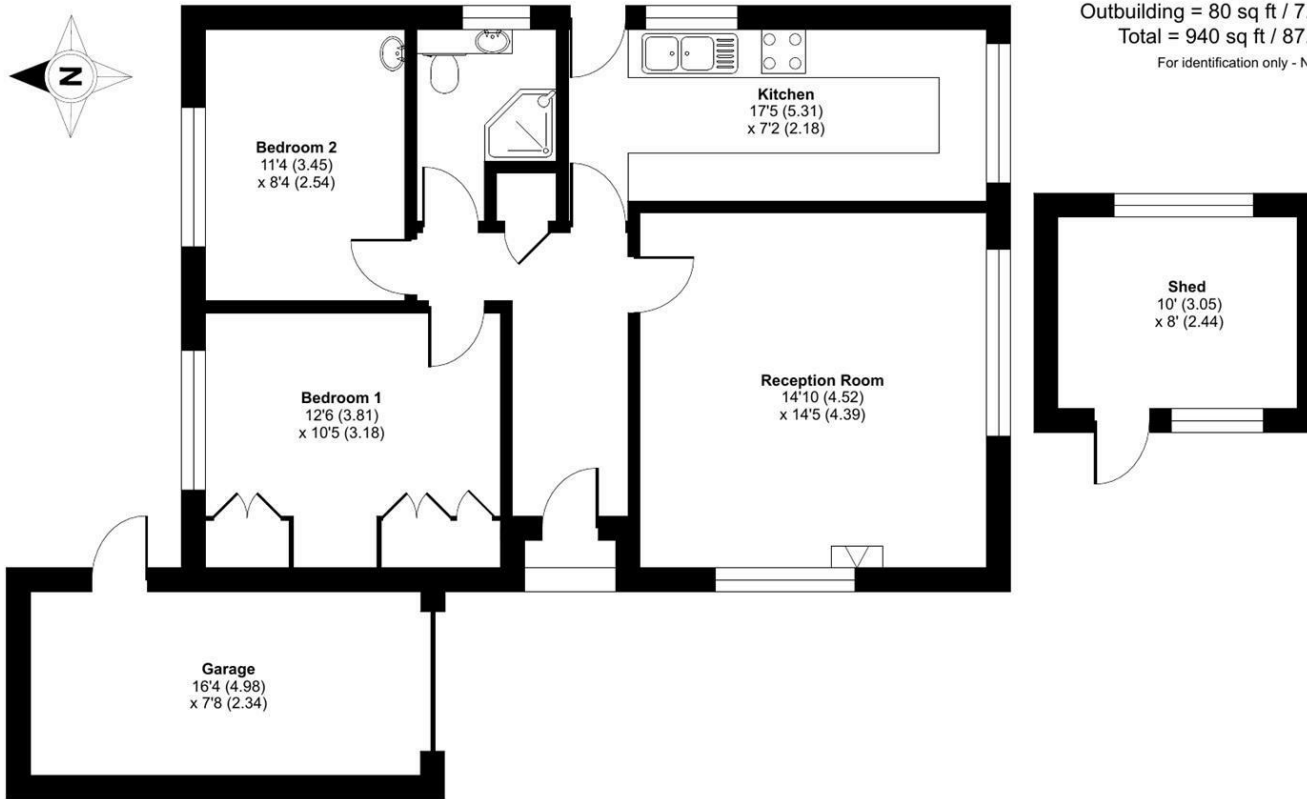
London Waterloo – 1 hour, 5 minutes

Portsmouth Harbour – 28 miles

Petersfield – 12 miles

# The Avenue, Liphook, GU30

Approximate Area = 735 sq ft / 68.2 sq m  
 Garage = 125 sq ft / 11.6 sq m  
 Outbuilding = 80 sq ft / 7.4 sq m  
 Total = 940 sq ft / 87.3 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). © nichecom 2021. Produced for Clarke Gammon. REF: 920958

## LOCAL AUTHORITY

East Hampshire District Council

## COUNCIL TAX

Band D

## SERVICES

All mains services

24th May 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG LIPHOOK OFFICE

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## DIRECTIONS

From our office in central Liphook proceed along the Headley Road and after a short distance turn left into The Avenue, passing Avenue Close and the property will be found a short distance up on the right-hand side.

## 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  
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