



24 Hazelbank Close, Liphook, Hampshire
Price Guide £335,000 Freehold

CLARKE  GAMMON

24 HAZELBANK CLOSE
LIPHOOK HAMPSHIRE GU30 7BZ

Price Guide £335,000

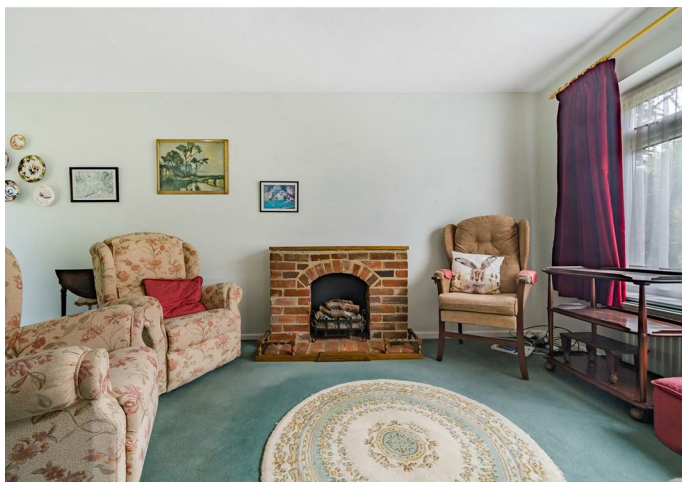
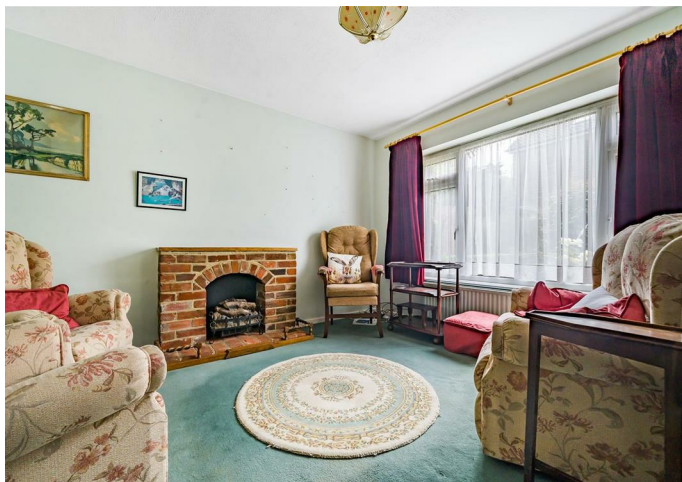
3 Bedrooms	Cul de sac location
Lounge/dining room	No passing traffic
Kitchen/breakfast room	Chain Free
Modern shower room	Garage in block
Front and rear gardens	Walking distance of Village centre



**A well designed family home
with no passing traffic.**

THE PROPERTY

An attractive terrace home with pleasing tile hung elevations situated in a popular cul de sac within walking distance of Liphook village centre and local schools. To the ground floor, the reception hall leads to a spacious L-shaped double aspect lounge/dining room with sliding patio doors to the rear garden. The kitchen/breakfast room is fitted with a range of worksurfaces, cupboards and drawers and again leads out to the rear garden. Upstairs from the landing there are three bedrooms and a modern fitted shower.



THE GROUNDS

The front of the property has no passing traffic being accessed by a footpath that leads to an area of garden with lawn and mature hedges. The rear garden has a paved patio with retaining wall leading to a level area of lawn with borders, timber shed, all enclosed by timber panel fencing. Garage in nearby block.

SITUATION

The house occupies an established position within walking distance of Liphook village centre, local schools and shops and 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 recently 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

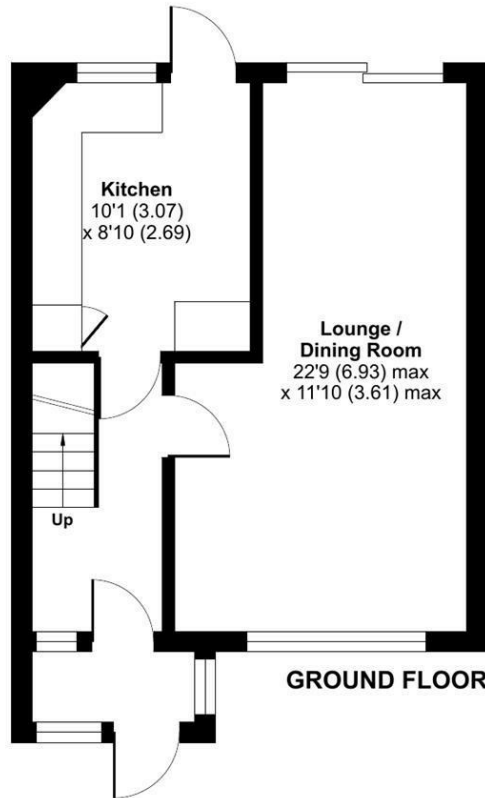
Portsmouth/The Coast 29 miles



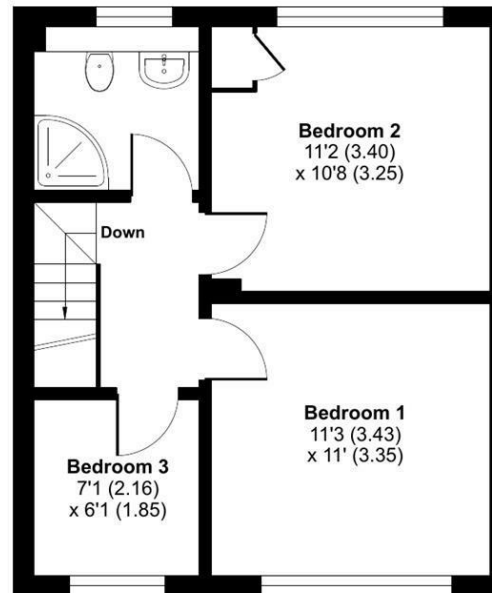
Hazelbank Close, Liphook, GU30

Approximate Area = 822 sq ft / 76.3 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 2023. Produced for Clarke Gammon. REF: 993189

LOCAL AUTHORITY

EHDC

COUNCIL TAX


Band D

SERVICES

All mains services & gas central heating

20th June 2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(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 	

CG LIPHOOK OFFICE

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DIRECTIONS

From the centre of Liphook proceed along the Haslemere Road and before leaving the village turn right into Hazelbank Close. Follow the close round to the left then left again where the property will be found in the far corner

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

