



**25 Avenue Close, Liphook,
Price Guide £395,000 Freehold**

25 AVENUE CLOSE
LIPHOOK GU30 7QE

Price Guide £395,000

3 Bedrooms	Integral garage
Shower room	Driveway parking
Lounge/dining room	Large rear garden
Kitchen	Close to schools
Downstairs cloakroom	Walking distance to village centre



CHAIN FREE SALE. A well presented family home set in a popular close near to local schools.

THE PROPERTY

A well proportioned family home set in a very convenient location. The spacious and well presented accommodation features a lovely principle reception room with views and direct access to the impressive rear garden. The integral garage offers scope to convert to make an additional reception room. Upstairs there is a landing with three bedrooms and a family shower room.



THE GROUNDS

Outside there is driveway parking at the front in addition to the integral garage. The rest of the front has been landscaped for easy maintenance. The rear garden is a particularly impressive feature being of excellent size with extensive level areas of lawns with stocked beds and borders and timber shed.

SITUATION

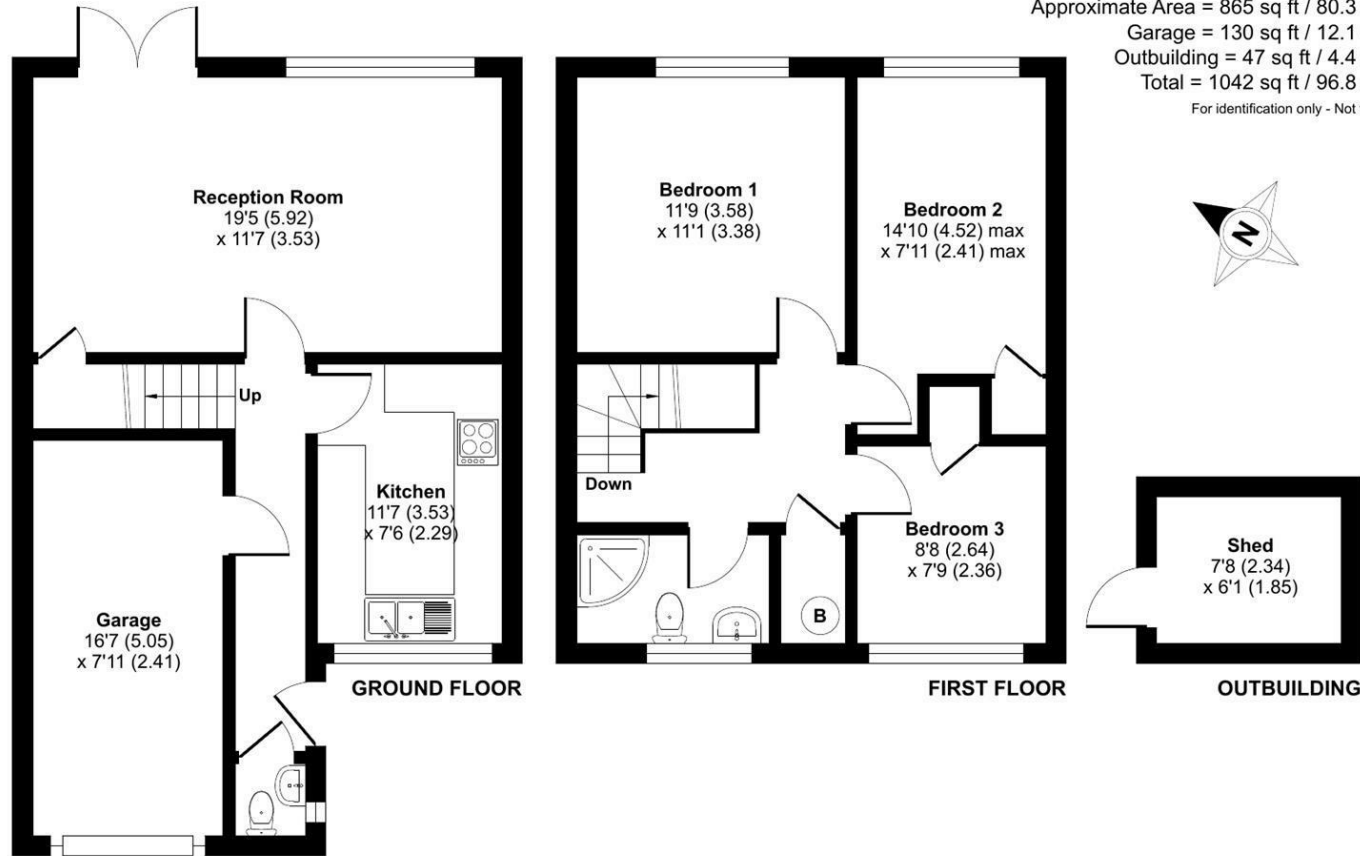
The property is situated in a cul de sac just off The Avenue which is about 0.5 of a mile from Liphook Square. Even closer are the well regarded Liphook Infants, Junior and Bohunt schools, all of which are considered some of the best in the area. Also nearby are the local Co-op convenience store and Post Office whilst the village itself offers a good selection of local shops, cafes and Cinema as well as a mainline railway station, Sainsburys, two doctors surgeries, dentist and opticians. There are a variety of public houses, restaurants and takeaways, two golf courses and two health spas as well as 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. The A3 can also be accessed nearby with good road links to Guildford, the M25, Portsmouth and the M27.

Post Office – 0.3 miles
Liphook Centre – 0.5 miles
Station – 1 mile
Haslemere – 4.5 miles
Guildford – 14 miles
London Waterloo – In under an hour
Portsmouth Harbour – 28 miles

Avenue Close, Liphook, GU30

Approximate Area = 865 sq ft / 80.3 sq m
 Garage = 130 sq ft / 12.1 sq m
 Outbuilding = 47 sq ft / 4.4 sq m
 Total = 1042 sq ft / 96.8 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 2023. Produced for Clarke Gammon. REF: 1053120

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

All mains services
 gas central heating

18th January 2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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 our offices in the centre of Liphook, proceed along the Headley Road turning left into The Avenue, turn left into Avenue Close where the property will be found 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

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

