



 kelway
law

94 Headley Road, Liphook, Hampshire, GU30 7PS

GUIDE PRICE £585,000



94 Headley Road

At a glance:

- Charming four-bedroom detached house
- Dining room and adjoining conservatory
- Fully-fitted kitchen
- Principle bedroom with ensuite
- Family bathroom
- Large rear garden
- Driveway parking for three/four vehicles

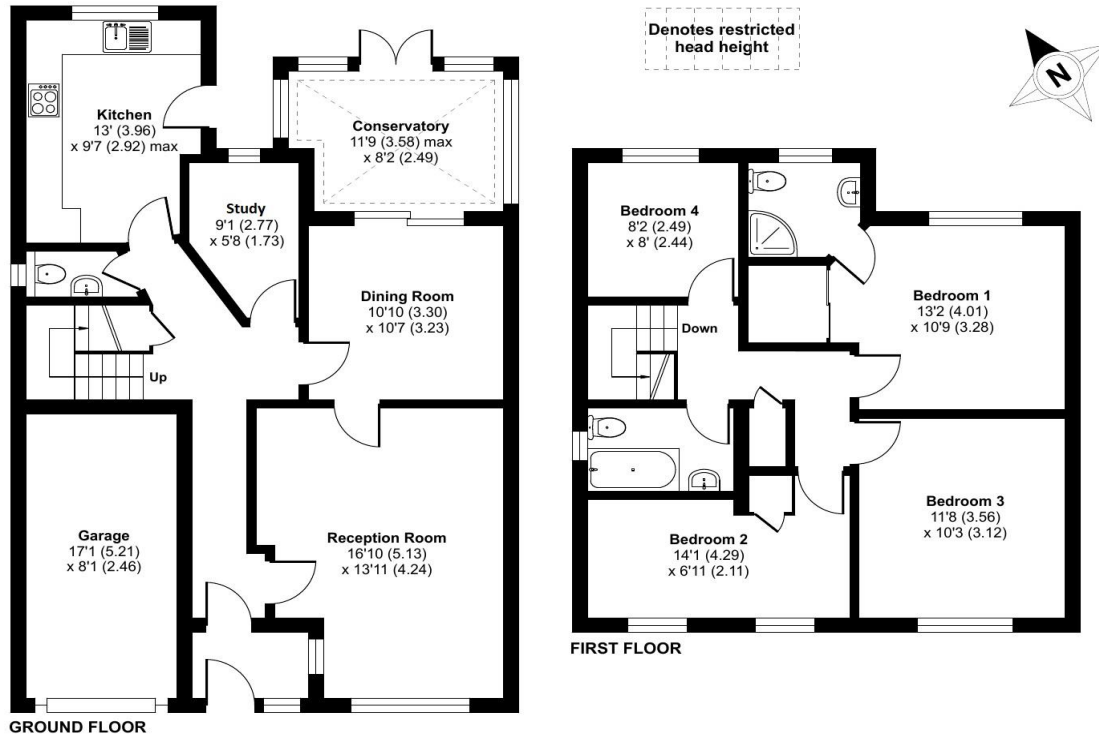
This appealing four-bedroom, two bathroom detached character house offers generously proportioned accommodation in a desirable position within a short walk of Liphook Village centre and schools with scope to update and improve.

The property is entered through the front door into the hallway, which opens to the sitting room, dining room, and kitchen. The sitting room provides a pleasant front aspect with bay window and feature fireplace; whilst the dining room opens to the conservatory. The ground floor is completed by study and downstairs w.c. Accessible by the front, the garage on the ground floor offers additional storage or workshop-related needs, with potential to expand subject to planning permission.

The first-floor landing leads to the four bedrooms, three of which are generously-spaced doubles. The principal bedroom contains an ensuite with an enclosed shower. The family bathroom is fitted with a suite comprising a three-piece bathroom suite.

Extending to circa 150 ft, the garden has been skilfully designed with a gardener's eye creating two oval lawns with a path meandering through, planted with mature beds. The rear of the garden hosts a vegetable patch whilst the nearest section contains a hidden seating area and greenhouse.

Approximate Area = 1588 sq ft / 147.5 sq m (includes garage)
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Kelway Law Estate Agents. REF: 992903

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Liphook & Surroundings:

Having grown from a coaching stop on the London to Portsmouth journey in the 1800s, Liphook is now a thriving village situated on the three counties border. The property occupies a convenient central position in Liphook which offers local facilities including a Sainsbury's supermarket, two doctors' surgeries, a chemist and local stores.

The railway station services the Portsmouth/London Waterloo main line, whilst Liphook is located with easy access to the recently improved A3, providing good transport links to Guildford, the south coast, and London to the north.

The surrounding countryside is renowned for its outstanding natural beauty, much of which is under the ownership of the National Trust or within the South Downs National Park and is within walking distance of Radford Park as it follows the winding River Wey.

Additional Property Details:

Council Tax Band: E
Local Authority: East Hampshire
Services: Mains Gas, Electric & Drainage
Tenure: Freehold
Lease Length: N/A
Service Charge: N/A
Ground Rent: N/A
What3Words: /// node.tickets.monitors



Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested.

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation, call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.