



18 The Avenue, Liphook, GU30 7QD

Guide price £700,000



18 The Avenue

Liphook, GU30 7QD

- Detached Bungalow
- Beautifully Appointed Kitchen/Breakfast Room
- Lovely Secluded Rear Garden
- Front Aspect Dining Room
- Two Summer Houses/Studios
- Three/Four Bedrooms
- Stunning Bathroom
- Large Lounge
- Cloakroom
- Garage

Don't miss this opportunity to own a gorgeous detached bungalow with flexible living space!

Enter through the spacious porch and discover a bungalow, with well-proportioned rooms along the main hallway. At the back of the bungalow, you'll find a large lounge with double doors opening to the garden, and a separate dining room at the front. The fitted Kitchen/Breakfast Room is a delight for cooking and hosting, with plenty of storage and worktop space. There are three more bedrooms, one of which has double doors leading to the shingled patio area at the rear, where you can enjoy your morning cuppa. The modern bathroom suite is a showstopper, with a walk-in shower and a separate cloakroom. The 20' garage is easily accessible from the hallway.

The bungalow sits on a generous plot, with the beautiful Lowsley Farm Nature Reserve at the back. The garden is a haven for nature lovers, with mature shrubs, plants, a lovely, rolled lawn and two seating areas that are secluded by various flora and fencing. You'll also be amazed by the two Summer Houses/Studios that offer extra space and potential. To the front, there is a large shingled driveway for several vehicles and a variety of plants that provide privacy from the neighbours.

This property is conveniently located close to popular schools, the village centre, railway station, and A3 road links.

This property already has three/four bedrooms, but there is scope to extend further (STPP).



Entrance Porch

Hallway

Lounge

16'10x13'7 (5.13mx4.14m)

Dining Room

11'3x9'10 (3.43mx3.00m)

Kitchen/Breakfast Room

15'1x9'9 (4.60mx2.97m)

Cloakroom

Bedroom

13'3x11'4 (4.04mx3.45m)

Bedroom

13'7x9'10 (4.14mx3.00m)

Bedroom/Family Room

11'6x9'10 (3.51mx3.00m)

Bathroom

Garage

20'x9'3 (6.10mx2.82m)





Outside

The rear offers a substantial well maintained garden, and makes a nature lover's paradise. Enclosed by a hedging and tall fencing, the garden features a beautiful rolled lawn area, which is framed lovingly by various shrubs and plants. The patio is perfect for enjoying the outdoors with family and friends, and the Two summer Houses/Studios are fabulous additions and must be seen!

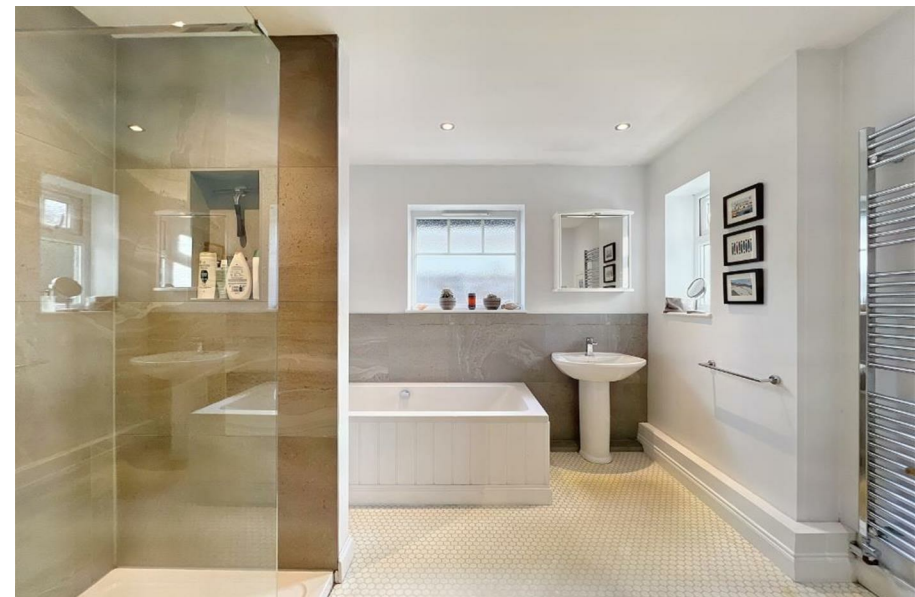
The front garden has a shingled driveway with parking for several vehicles, and there is access to the side and a gate to the rear.

Main Studio/Summer House 18'11x 12 (5.77mx 3.66m)

Second Studio/Summer House 9'3x9'2 (2.82mx2.79m)

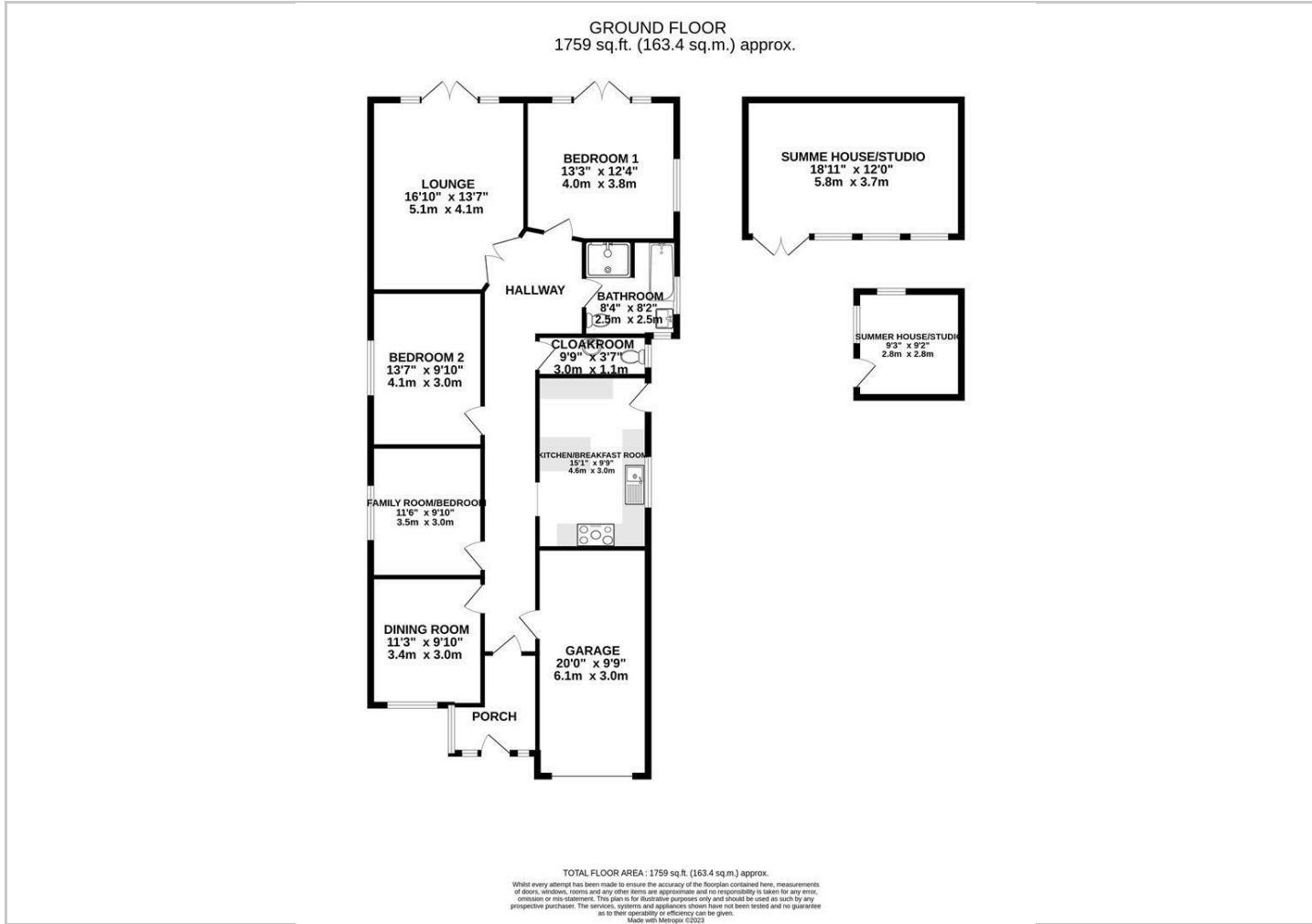
Directions

Head south-west on Portsmouth Rd/A3. Take the B2131 exit towards Liphook, turn left onto London Rd/B2131, turn right onto Tower Rd, turn right onto Headley Rd/B3004, then turn left onto The Avenue. The Destination will be on the right.





Floor Plans



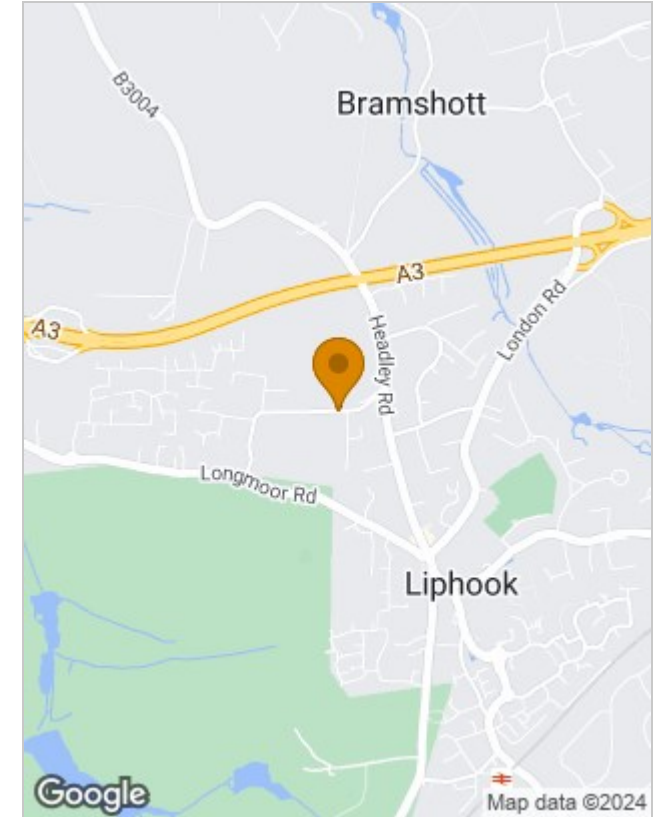
Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

