



Sherwood Close, Liss

Offers Over £400,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Sherwood Close, Liss

Experience the essence of modern living in this beautifully presented three-bedroom semi-detached house positioned in the heart of Liss Forest, Sherwood Close. A mere mile away from Liss train station, this residence seamlessly combines convenience with sophistication, making it an ideal home for families.

This home enjoys a private driveway for two cars.

Step inside to discover a recently refurbished kitchen that effortlessly integrates into the living space, ideal for busy families. The spacious living room features distinct areas for both living and dining, complemented by patio doors that open to your garden. An added feature is the versatile room which sits adjacent to the living room, this space can be used as a study / utility or even a fourth bedroom.

The first floor welcomes you to three bedrooms, with two thoughtfully designed to include built-in storage, while the main bedroom boasts an en-suite shower room for added convenience. The third bedroom, versatile as a single bedroom or office, along with a well-appointed family bathroom completing upstairs.

The garden offers different seating areas and is low maintenance, the perfect garden for potting.

Council Tax - D
EPC - C
No Chain



Location - Liss Forest

Located in the sought-after hamlet of Liss Forest renowned for its open forest land and country walks this superb home is still close to all the amenities on offer in Liss village, with shops, infant & junior schools, two doctors' surgeries and mainline station with train services between Portsmouth Harbour & London Waterloo as well as convenient commuting access along the A3 corridor. Liss Forest has a recently refurbished public house (The Temple) that is very popular. The market town of Petersfield is approximately 5.5 miles away and offers an alternative mainline station and a more comprehensive choice of shops, bars and coffee shops, plus senior schools including TPS, Churchers College and Bedales.

Local authority


East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

Freehold


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

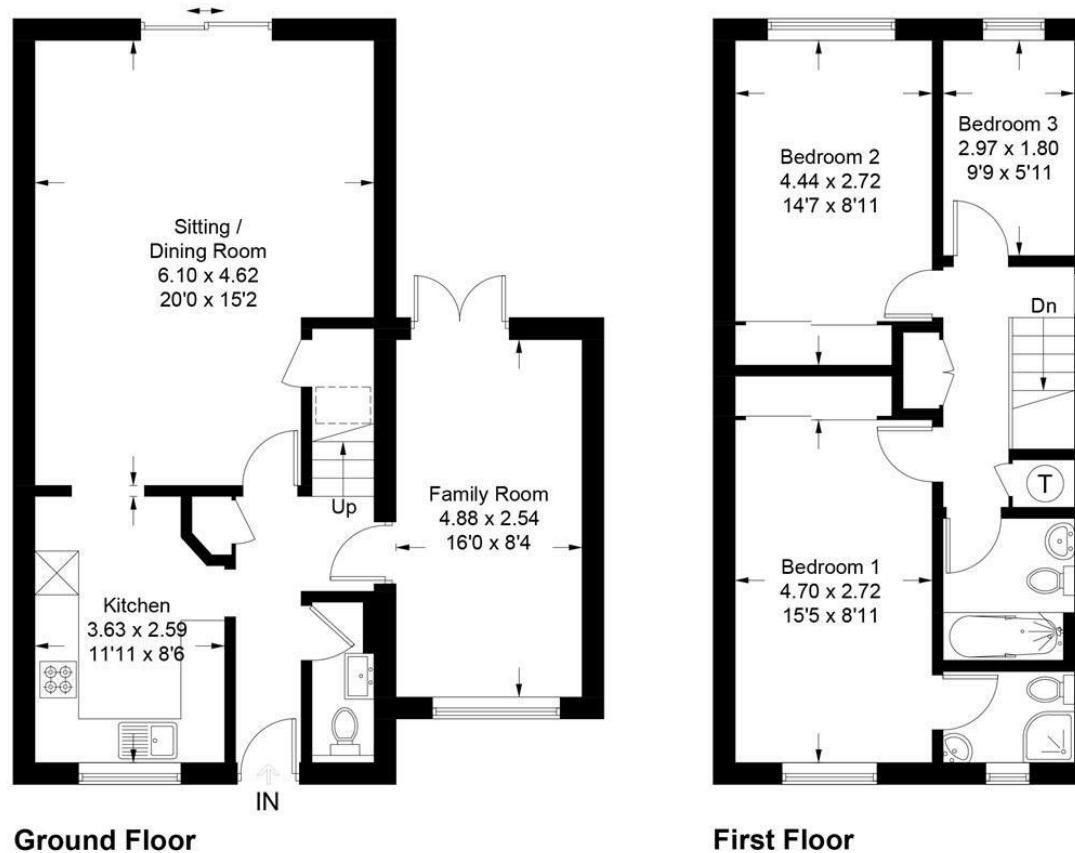


Sherwood Close, GU33 7BT

Approximate Gross Internal Area = 106.6 sq m / 1147 sq ft



 = Reduced headroom below 1.5m / 5'0"



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1036799)

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.