

## Collyers Crescent

At a glance:

- 3 bedroom semi-detached
- Master bedroom ensuite
- Kitchen/dining room
- Utility and downstairs w/c
- Family bathroom with separate shower
- Large south facing garden
- Driveway parking for 3 cars
- Studio outbuilding.

A delightfully presented semi-detached family home which is conveniently located close to the village centre, train station and local amenities. Having undertaken a two-storey extension, this well-maintained, three-bedroom home has spacious accommodation and generous sized garden to the rear.

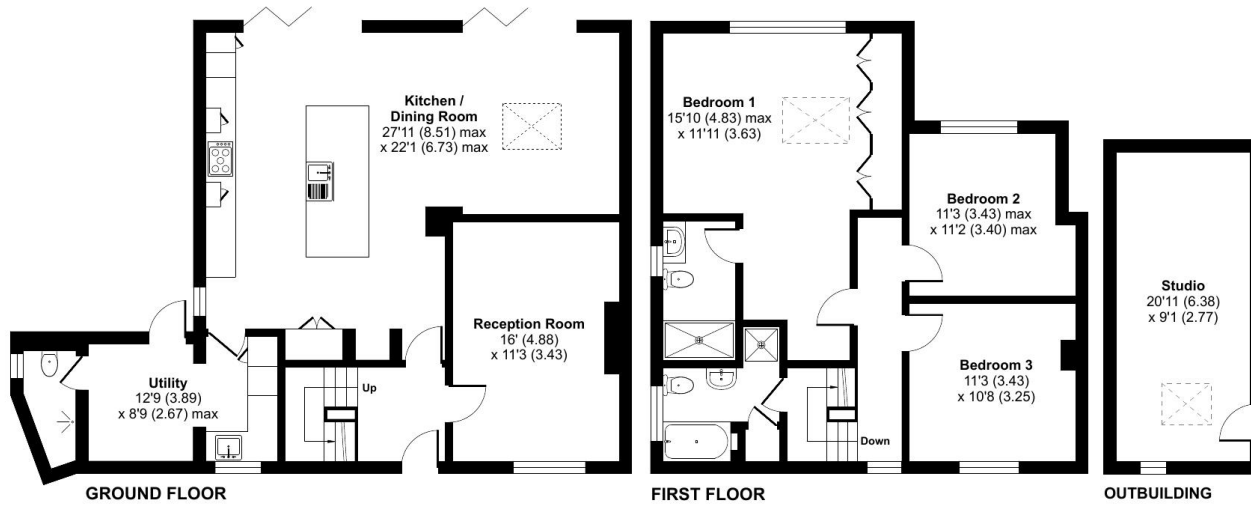
The property boasts a light and airy feel, comprising an entrance hall leading to the sitting room and modern rear aspect fitted kitchen/dining room with large bifold doors to the back garden, flooding the space with natural light. Leading from the kitchen is a utility and downstairs w/c.

On the first floor are three double bedrooms, with the principal bedroom having an en-suite shower room. The first floor is completed with a family bathroom with separate bath and shower.

The driveway at the front of the property has space for three cars. The attractive rear south-facing garden has a patio area from the kitchen/dining room, leading to a generous size lawn area, with an additional seating area to the side of the property. There is also a soundproofed and air-conditioned studio in the garden as well as a greenhouse.



Approximate Area = 1621 sq ft / 150.5 sq m  
 Outbuilding = 190 sq ft / 17.6 sq m  
 Total = 1811 sq ft / 168.2 sq m  
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	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 1800's, Liphook is now a thriving village situated on the three counties borders. The property occupies a convenient central position in Liphook which offers local facilities including a Sainsbury's supermarket, two doctors' surgeries, 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 the south coast and Guildford and London to the north 28 miles away.

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 with a number of trails and large grassed area for recreation.

### Additional Property Details:

Council Tax Band: C  
 Local Authority: East Hampshire  
 Services: Mains Gas, Electric & Drainage  
 Tenure: Freehold  
 Lease Length: N/A  
 Service Charge: N/A  
 Ground Rent: N/A



#### **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](http://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](http://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.