



**37 Goldfinch Avenue, Liphook, Hampshire**  
**Asking Price £538,000 Freehold**

CLARKE  GAMMON  
1919

37 GOLDFINCH AVENUE  
LIPHOOK HAMPSHIRE GU30 7FF

Asking Price £538,000

Open plan kitchen dining  
area

Single garage

Cloaks

Driveway and front garden

Separate, spacious lounge

Award-winning home

En-suite Bedroom

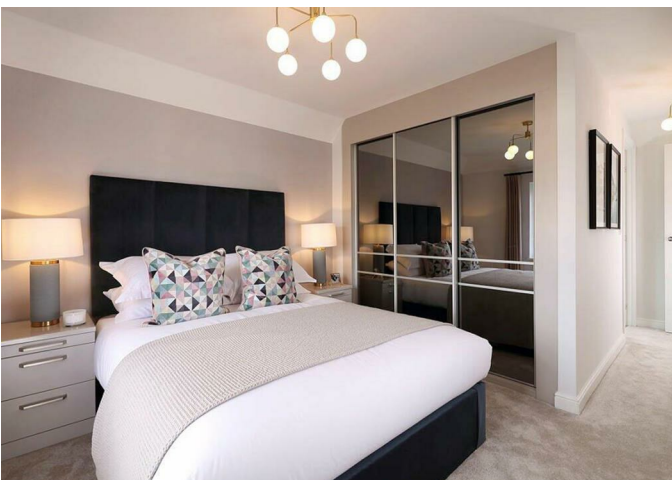
Ultrafast broadband



**A superb executive 3 bedroom  
home with well thought out  
living space and an extensive  
open plan kitchen/dining area.**

#### THE PROPERTY

Offering considerably more space than the average three-bedroom home, the first floor comprises two double bedrooms and a master bedroom suite, complete with en-suite shower room with double shower. There is also a family bathroom with over-bath shower and a built in storage cupboard off the central landing. Downstairs is split equally either side of the hall, with a full-length lounge area, downstairs cloaks to the centre and an open plan dining / kitchen area.



## THE GROUNDS

Outside there is a turfed garden, off street parking and a single garage.

## SITUATION

Just an hour's train ride from London Waterloo, yet nestled right on the edge of the South downs National Park, the charming village of Liphook couldn't offer a better quality of life for you and your family. Liphook itself is within walking distance and provides schools for all age groups, including Bohunt Academy with it's outstanding OFSTED rating. There is a great sense of community, and offers The Living Room Cinema, Sainsburys supermarket, cafes and eateries, and some fine pubs and restaurants. There are numerous recreational facilities close at hand, with golf courses at Hindhead, Hankley Common and Liphook, and a superb network of footpaths and walks, including the Shipwrights Way and Weavers Down.

Liphook Station 1.0 miles

Haslemere Station 4.2 miles

Guildford - 18 miles

A3 junction - Under 1 mile

Haslemere - 5 miles

Portsmouth and the South coast - 25 miles

London Waterloo - 1hr. 5 mins by train

Goldfinch Avenue, Liphook, GU30




LOCAL AUTHORITY  
East Hampshire District Council

COUNCIL TAX

Band F

SERVICES

22nd July 2024

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

**CG LIPHOOK OFFICE**

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**DIRECTIONS**

From our offices in Liphook, proceed along the Longmoor Road passing Bohunt School on the left, and at the roundabout turn right into Lowsley Farm Drive and take the first turn left. Follow round and Goldfinch Avenue will be found on the left hand side.

**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

