



Hill Brow Road, Liss

Offers In Excess Of £535,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hill Brow Road, Liss

Williams of Petersfield are delighted to present this beautiful end of terrace double fronted Victorian cottage.

The ground floor hosts an open-plan, modern designed kitchen and dining room with an understairs W.C. While the living room benefits from a beautiful fireplace and an extended snug attached. The kitchen is not only beautifully designed in a modern fashion but also has an opening onto a private courtyard and lastly the dining room with a log burner, allows the whole ground floor to have a bright, cosy feel, combining the attractive period features with a modern touch.

On the first floor, there is a primary bedroom with adjacent dressing room/study, two further double bedrooms and a lovely family bathroom with a bath and shower completed to a high specification. The property also benefits from several storage options and a number of large, double-glazed windows to let the light in and really make this living space shine.

As we reach the exterior, the entrance to the property is lead by a private road in a secluded, quiet area, leading to a parking space out the front and the mainly laid to lawn front garden, bordered by attractive shrubbery and mature trees. Directly next to the house there is a path leading to the added, private outdoor space and garden store, the property also benefits from an EV charging port!

This property is highly recommended to view and perfect for families looking to live in a quiet cul-de-sac, tucked away in the heart of Liss with local train station and shops/cafes a stone's throw away.

EPC - D
Tax Band - D
Freehold



Location - Liss

The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors and dental surgeries, restaurants and pubs. The village has a mainline station on the Portsmouth – London Waterloo line and the A3 provides road access to the south coast, Guildford and the M25. Liss is set within the South Downs National Park, which provides some magnificent walking and riding country, as well as many other outdoor leisure amenities. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray Park, as well as convenient access to the well regarded Churchers College, Highfield & Brookham and Bedales Schools.

Local authority

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


Additional Information

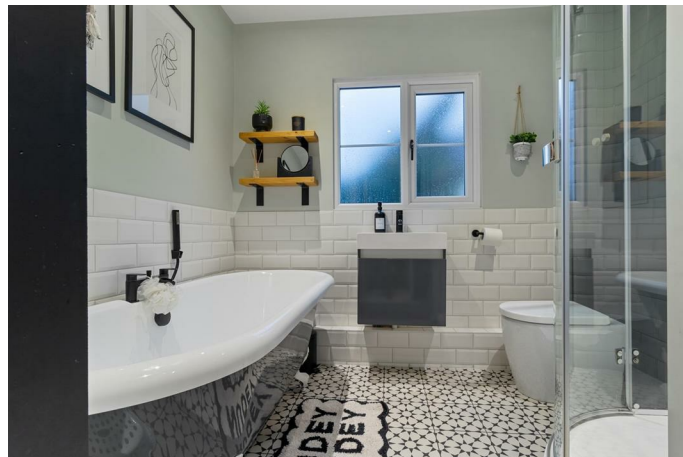
All main services

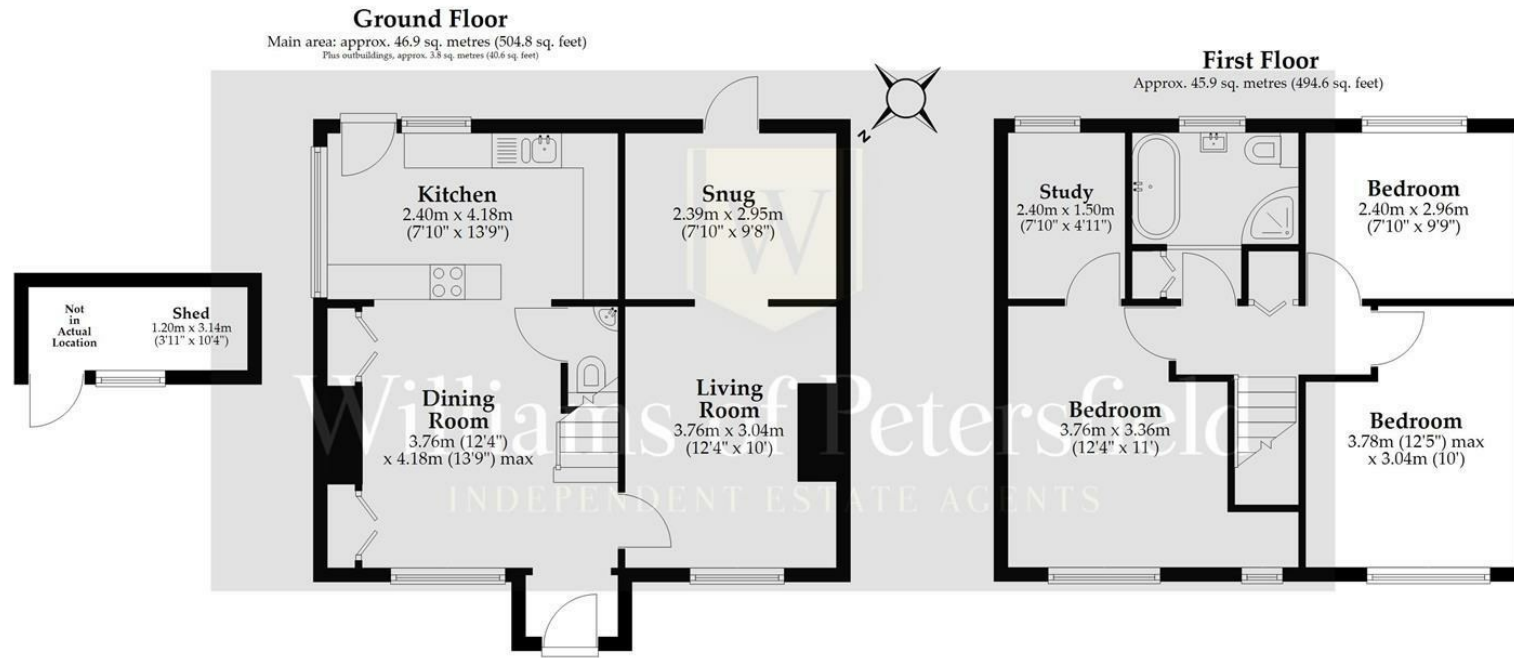
Tenure

Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Main area: Approx. 92.8 sq. metres (999.4 sq. feet)
Plus outbuildings, approx. 3.8 sq. metres (40.6 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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 sight 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.