



43 Inwood Road, Liss  
Guide Price: £475,000

*Chapplins of Liss*  
Independent Estate Agents

43 Inwood Road  
Liss  
Hampshire  
GU33 7LY

A superb and spacious, well-presented semi-detached family home with versatile accommodation, set within a generous plot and well-positioned for the village amenities.

**DESCRIPTION:** Stylishly presented both inside and out, this superb four bedroom semi-detached home offers great flexibility, a decent plot size and a location that is perfect for accessing the village amenities. Approached via driveway parking for three cars, the front door opens into a spacious entrance hall. There are stairs to the first floor and doors to the sitting room, kitchen/breakfast room, downstairs shower room and bedroom four. The downstairs shower room is light and bright and features a large cubicle, wash basin and WC. Adjacent is the fourth bedroom, which has French windows opening out to the terrace and a rather fabulous walk-in wardrobe. Previously, these rooms have been used as a family room/study, and a useful store. This flexibility is perfect for those considering future-proofing their next home, especially with the shower room in such close proximity.



The front aspect sitting room has a lovely cosy feel about it, thanks to a log burning stove as a focal point, with a large window providing a high degree of natural light into the room. A sliding door provides access through to the kitchen/breakfast room, which has been remodelled and refurbished by the current owner to provide a large rear aspect room that has views over the garden and access out to the terrace. Fitted with a modern range of floor and wall-mounted cupboards and drawers, there is a large expanse of work top space, and integrated appliances. There is a built-in breakfast bar and space for a fridge/fridge freezer.

Upstairs the landing has a built in double linen cupboard and access to the loft. The bedrooms are all a good size, all with fitted cupboards, the two larger rooms being double rooms and the third a generous single room. There is a luxury bathroom with panel enclosed bath with shower over, long vanity top with inset wash basin, W.C with concealed cistern, selection of cupboards and wall cupboards above. There are tiled walls and floor as well as ceiling down lights.

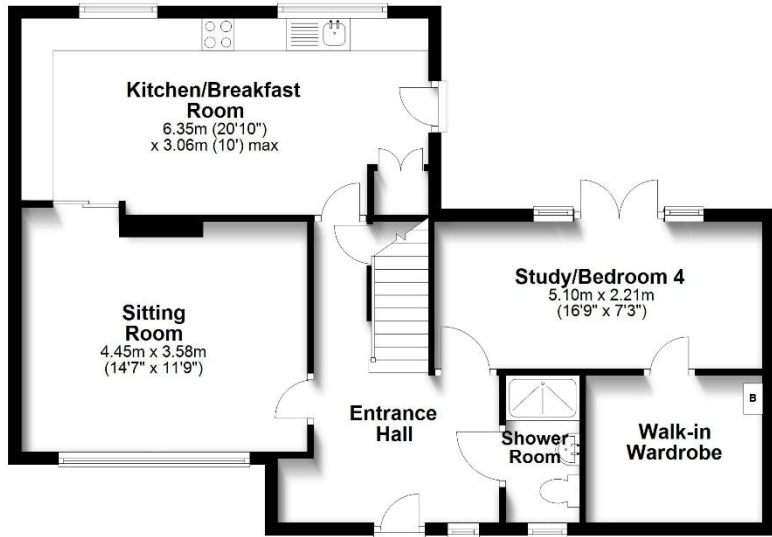
Outside, beyond the driveway, a side gate leads to the side and rear garden. There is a timber shed, outside lighting and water tap. An extensive paved sun terrace with stocked borders surrounding has shallow steps to an expanse of lawn beyond with various shrubs and bushes, the rear boundary being screened by established conifers. The whole is a particularly good size and an attractive feature of the property. This excellent home really does need to be viewed to fully appreciate all it has to offer, and we recommend doing so swiftly to avoid disappointment.

**LOCATION:** Situated in the South Downs National Park, Liss provides shops for all day-to-day needs, a mainline station with direct trains to London Waterloo, primary schools and is in the catchment area for the highly regarded secondary schools of Bohunt in Liphook and TPS in Petersfield. There is a host of well-regarded private schools in the area too. Liss Triangle, the local community centre, a wonderful former village school, provides the location for numerous clubs and societies, and First Steps pre-school. There are also fitness classes, a coffee shop and cinema events. The village also has a modern sports pavilion which serves as the home to 1st Liss Scouts as well as other clubs and societies. The A3 bypasses the village, and provides easy access to the south coast and the M25 towards London. The Hindhead tunnel has enhanced the attraction of this sought after location, potentially attracting people wishing to move out from the traditional commuter belt and suburbs, but still being able to return to the larger cities for work. The nearby towns of Petersfield, Alton, Farnham, Haslemere and Guildford are all easily accessible, as are the cities of Chichester, Portsmouth and Winchester.

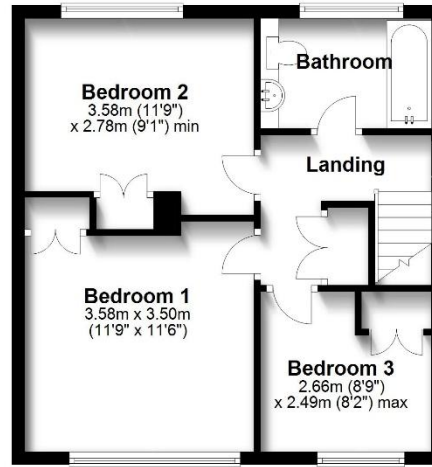
**ADDITIONAL INFORMATION:** The property is a three/four bedroom semi-detached house built of traditional brick construction. It is connected to all mains services, has gas central heating and double glazing. The local authority is East Hampshire District Council and the tax band is C. The EPC rating is Band C. For further information regarding the property, such as estimated broadband speeds and mobile phone coverage, please see the property information link within the online listing.



**Ground Floor**  
Approx. 69.3 sq. metres (745.5 sq. feet)



**First Floor**  
Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 111.7 sq. metres (1202.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This Floor Plan is not to scale and is designed to give an indication of the general layout and flow of accommodation. Purchasers must not rely on this plan as a basis for ordering carpets, furniture or any other fittings.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Whilst we as estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitors and /or Surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.