





Edmonton Way

At a glance:

- Mid-Terrace
- Principal bedroom with en-suite
- Four bedrooms
- Two bathrooms
- Sitting / dining room
- Fully fitted kitchen
- Popular development
- Central village location
- Short walk to mainline railway station

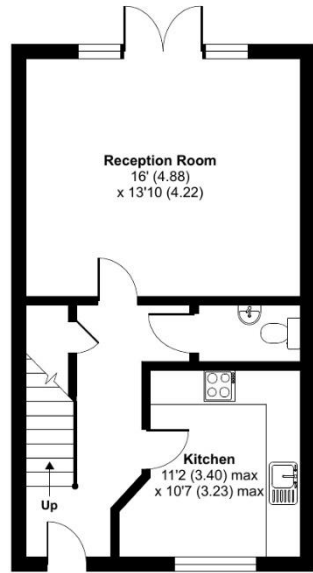
A fantastic modern four-bedroom, two bathroom mid-terraced property finished to high standard offering plenty of space for a growing family. Located in a convenient location in the centre of Liphook village.

The well-proportioned and stylish accommodation is set over three floors and comprises an entrance hall, a spacious living room with space for a dining table and double doors to the rear garden and a convenient w/c. The high-specification kitchen is fitted with a range of modern units and integrated appliances.

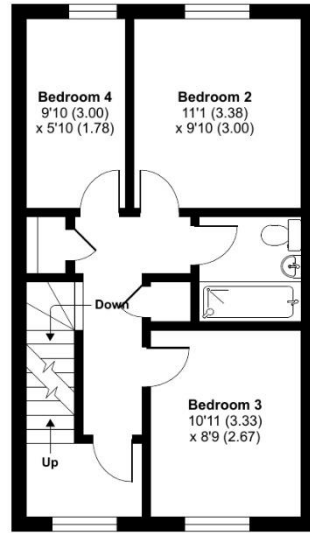
There are three bedrooms and a family bathroom on the first floor and a large master bedroom and ensuite on the second floor. Two of the bedrooms on the first floor are spacious enough to comfortably accommodate double beds, and the master bedroom boasts fitted wardrobes and ensuite shower room.

To the front there are two parking spaces whilst to the rear, the garden is enclosed by close board timber fencing with paved patio, lawn, shed and pathway with rear access gate.

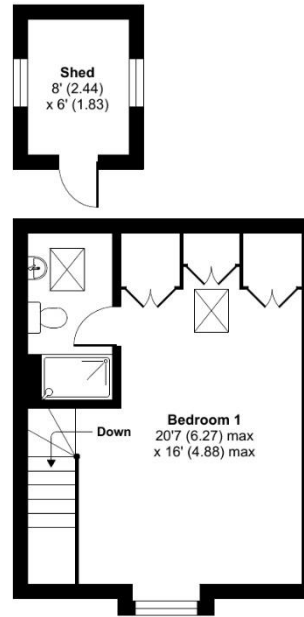
Approximate Area = 1286 sq ft / 119.5 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 1334 sq ft / 123.9 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Kelway Law Estate Agents. REF: 1050340

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.

Additional Property Details:

Council Tax Band: G
 Local Authority: East Hampshire
 Services: Mains Gas, Electric & Drainage
 Tenure: Freehold
 Lease Length: N/A
 Service Charge: £340 p/a
 Ground Rent: N/A
 What3Words: ///conjested.shorthand.bedrooms



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

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

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.