



58 Admers Crescent

Situated on a quiet residential road this delightful family home provides scope to update and modernise and extend (SSTP).



- ▶ Three Bedrooms
- ▶ Dual-Aspect Sitting Room
- ▶ 10 Minute Walk to Liphook Station (0.4 Miles)
- ▶ Utility Room
- ▶ South-West Facing Garden
- ▶ Quiet Residential Road
- ▶ Project Potential to Extend STPP
- ▶ Double Glazed
- ▶ Family Bathroom With Separate WC
- ▶ Mature Gardens Overlooking Fields

A well proportioned, three bedroom end of terrace house with attractive gardens to the front and rear, nicely positioned on this quiet residential road, just a 10 minute walk to Liphook mainline station.

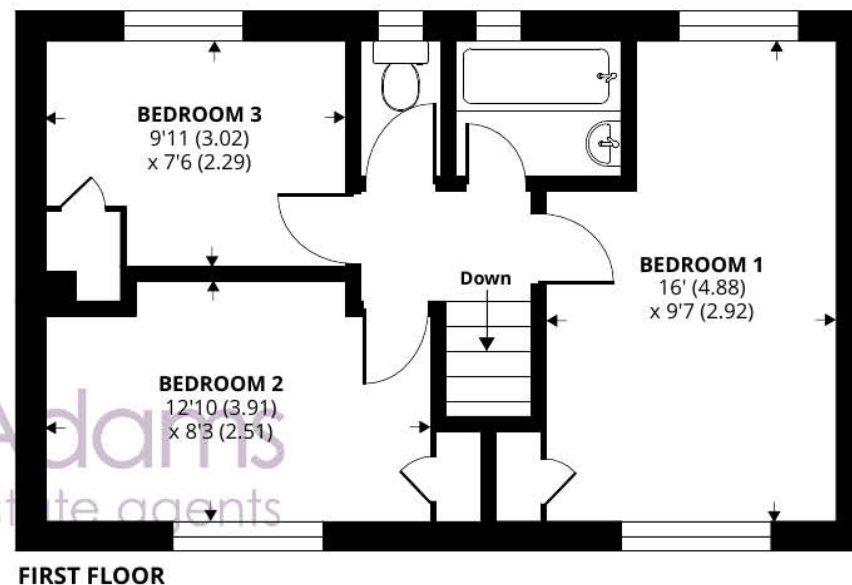
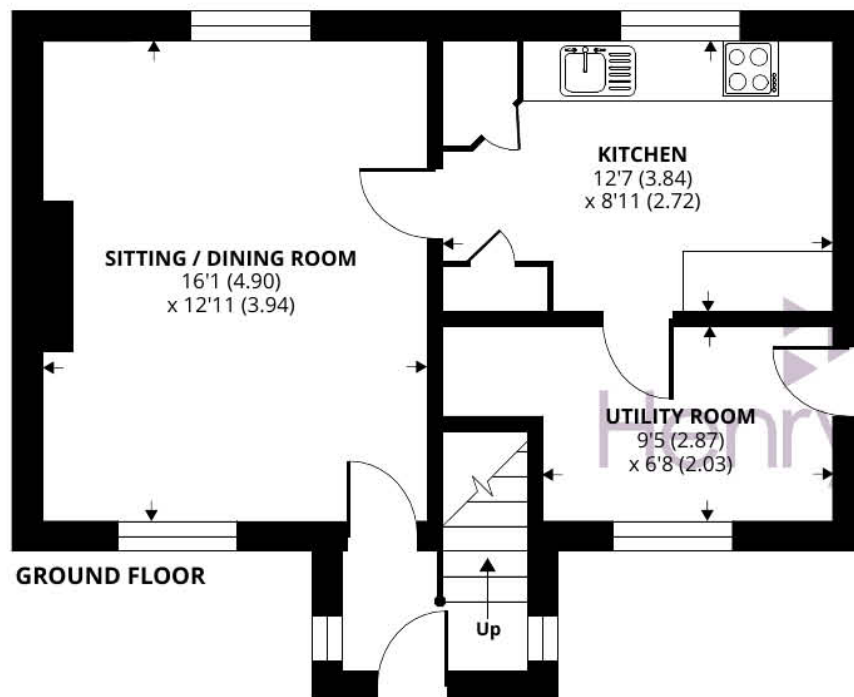
To the front of the property is a hedge line garden laid to lawn bordered by mature shrubs, with a path leading to the front open porch. A small hallway leads into the main house with stairs leading off to the first floor. The dual-aspect sitting room has a brick chimney breast with coal effect open fire. Leading round to the kitchen, there is a useful larder cupboard and a window looking out onto the pretty garden. The large utility room is situated with side door access to the gardens front and back.

Upstairs, the principal bedroom is dual aspect, enjoying views across the fields and countryside to the rear. There is a bathroom with separate WC. Two further bedrooms complete the accommodation.

Outside there is a good-sized front garden. with front and side paths. There is ample on-street parking on this very quiet road. The gardens to the rear are beautiful and beyond the mature trees are fields, providing excellent access to walks. A small garden shed is tucked away at the end of the garden.

Mains: Gas, electric, water and drainage.





58 Admers Crescent, Liphook

Approximate Area = 873 sq ft / 81.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1134868

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Located in an extremely convenient position in the centre of Liphook and just 0.4 miles from Liphook station. Liphook offers a good selection of shops including a Sainsbury's Superstore, a doctors surgery and popular, well regarded local schools including Bohunt. The main line station with trains to London and Portsmouth is close by, as is access to the A3. There are a number of excellent golf courses nearby including Old Thorns and Liphook.

Directions

SATNAV: GU30 7HP what3words: dozen.novels.drivers

Council Tax Band: C East Hampshire (£1,887.05)

EPC: D

