



**Alberta Close, Liphook
Hampshire GU30 7FA Freehold**

CLARKE  GAMMON

4 ALBERTA CLOSE LIPHOOK GU30 7FA

End of terrace

Close to village centre and station

Larger than usual rear garden

Two double bedrooms/bathrooms

Mews setting

Walking distance of schools

Parking for two

Good size living room and kitchen



An attractive end of terrace home, with better than usual garden and parking for two.

THE PROPERTY

An end terrace home in a tucked away position of Alberta Close which is located just off Liphooks Millennium Green and around 5 minutes walk to the station and a great range of local amenities. Inside, a spacious hallway welcomes you, leading to a large kitchen and living room and a downstairs w/c.

The kitchen is situated in the front of the house and comfortably houses a breakfast or dining table. The kitchen is well stocked with cabinets and worksurfaces and has some fitted appliances. The layout then flows seamlessly into the living room, which French doors opening to the garden.

On the first floor, you'll find two large double bedrooms. The primary bedroom has fitted wardrobes and features an en-suite shower room, whilst there is also primary bathroom on this level too.



THE GROUNDS

The outside of the property is larger than usual, with the garden offering extra width and a little extra depth. There is a patio, which has an awning, a pathway down the garden to a shed and a rear garden gate. The majority of garden consists of lawn.

In the front, there is a little garden area either side of the front door, an elevated area of garden and two parking spaces in tandem.

SITUATION

The property is set in an exclusive development of twenty one modern homes within walking distance of Liphook village centre and the mainline railway station,. The village itself, which lies just across the Millennium green open space provides a good range of local independent shops as well as a Sainsbury's supermarket, Cinema, doctor's surgeries and pharmacy. The area is noted for its schools, which includes the renowned and award winning Bohunt, whilst the surrounding area is noted for its natural beauty, much of which lies within the South Downs National Park, with the Shipwrights Way being easily accessible.

Liphook station - 10 minutes walk

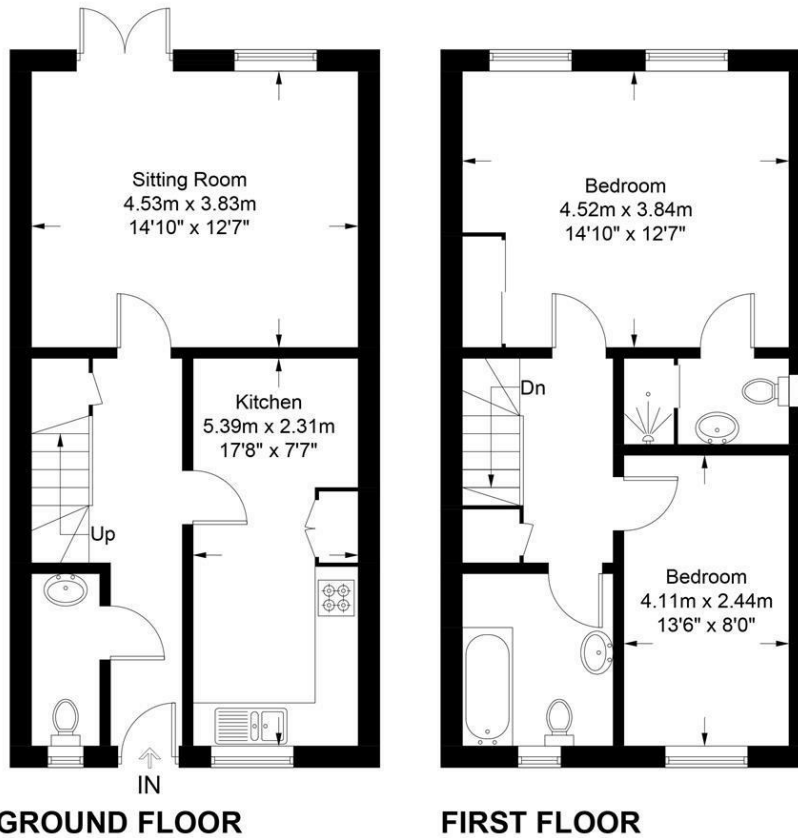
Bohunt school - 12 minutes walk

London Waterloo - circa 1 hour by train

Guildford - 18 miles

Haslemere - 3.8 miles

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1164062)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage
gas central heating

26th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG LIPHOOK OFFICE

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DIRECTIONS

From our offices in Liphook take the Midhurst Road towards Sainsbury's and at the roundabout take the third exit and continue onto the Midhurst Road passing the Millennium green on your left, at the next roundabout take the first left into Canada Way, turning right into Edmonton Way and first left into Calgary Gardens proceed into Alberta Close where the property will be found on the left.

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
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
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