



Huron Drive, Liphook, Hampshire
Price Guide £695,000 Freehold

12 HURON DRIVE
LIPHOOK HAMPSHIRE GU30 7TZ

Price Guide £695,000

Excellent value for money	Approaching 1800 sq of internal accommodation
Six bedroom, four bathrooms	Open plan kitchen dining room with doors to rear garden
Southerly Facing rear garden	Easy walk to the shops, school and station
Close to village centre	Double garage and driveway



THE PROPERTY

Type your text here

Approximate Gross Internal Area = 165.5 sq m / 1781 sq ft
Double Garage = 37.0 sq m / 398 sq ft
Total = 202.5 sq m / 2179 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1189121)
Produced for Clarke Gammon

THE GROUNDS

Type your text here

SITUATION

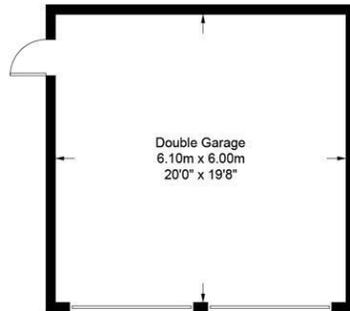
GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

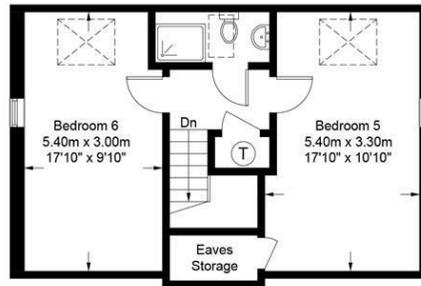
HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

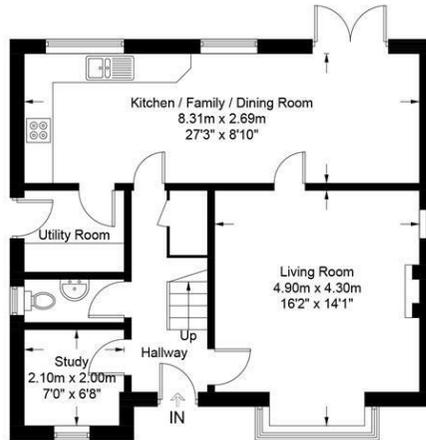
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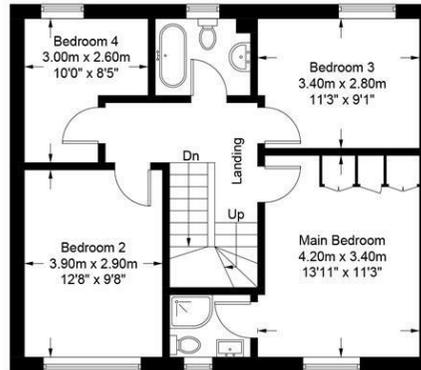
(Not Shown In Actual Location / Orientation)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
 gas central heating

11th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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
 T: 01428 664 800

LIPHOOK OFFICE
 T: 01428 728 900

MAYFAIR OFFICE
 T: 0870 112 7099

AUCTION ROOMS
 T: 01483 223101

