

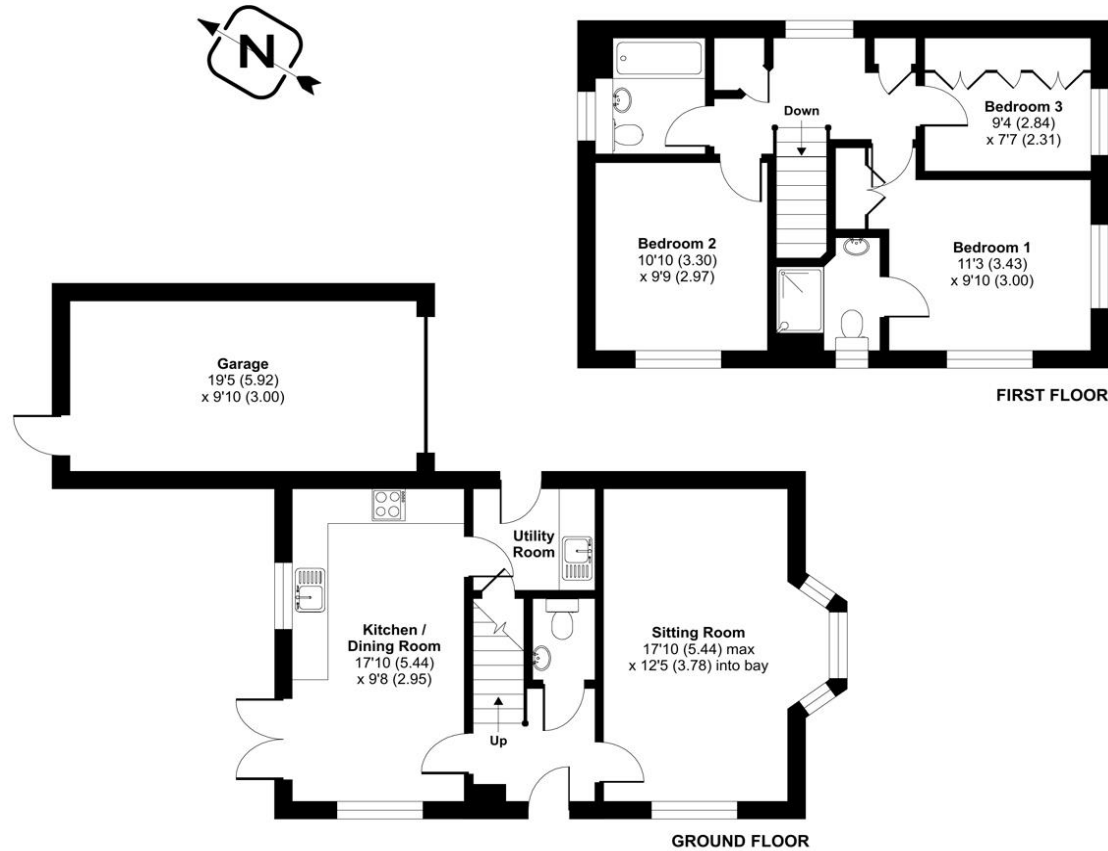




ACCOMMODATION

Nestled within the heart of Alton Town, this modern three-bedroom detached house offers the perfect blend of convenience and comfort. Situated in a highly sought-after area, it boasts easy access to the mainline station, Waitrose, parks, cafes, and all amenities just a leisurely stroll away. You enter the property through a welcoming entrance lobby where you will find a guests' cloakroom, access to the dual aspect sitting room, an elegant space flooded with natural light from its bay window, ideal to unwind and relax. The heart of the home, is the kitchen/dining room, thoughtfully designed with French doors leading to the garden, perfect for indoor-outdoor living and entertaining, there is also a separate utility area with side access to complete the accommodation on the ground floor. Stairs ascend from the entrance lobby leading you up to the first floor where you will find three spacious bedrooms, offering comfortable living spaces for the whole family with the principal offering the luxury of a private en-suite shower. The modern family bathroom serves the remaining bedrooms. To the rear is driveway parking, complemented by a garage with rear garden access. The private rear garden is fully enclosed and mainly laid to lawn with a large terrace area, perfect for al fresco dining in the summer months. This modern home is a fantastic property and early viewing is highly recommended.

Approximate Area = 1015 sq ft / 94.3 sq m
 Garage = 191 sq ft / 17.7 sq m
 Total = 1206 sq ft / 112 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chemcom 2024. Produced for Charters Estate Agents Limited. REF: 1112292



SITUATION

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester, excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.



SPECIFICATION

- Modern detached family home
- Sought after Alton location
- Two double bedrooms and one single bedroom
- Two bathrooms and guests' cloakroom
- Integral kitchen/dining room
- Separate utility room
- Dual aspect sitting room
- Garage and driveway parking
- Private rear garden with patio terrace
- Walkable to the mainline station for direct trains to Waterloo

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band E

GUIDE PRICE

Asking Price £515,000

TENURE

Freehold

Annual Estate Management Charge: £252

SERVICES

Mains gas, water, electricity and drainage