

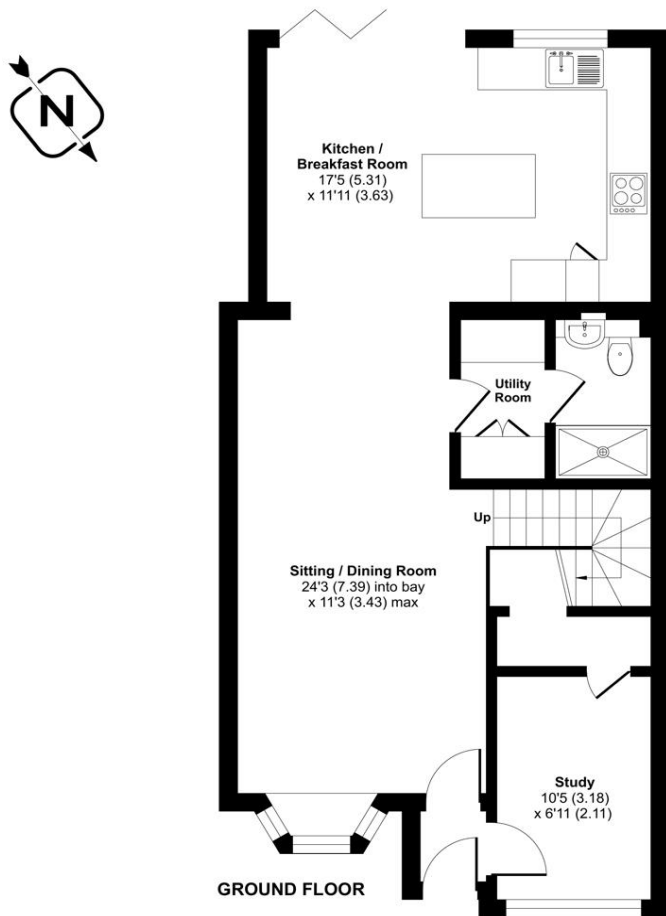


Haydock Close, Alton, Hampshire, GU34 2TL

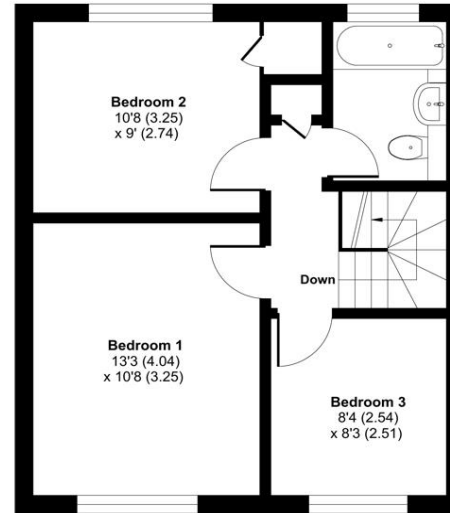


ACCOMMODATION

Nestled within the charming town of Alton, this spacious and well-designed extended semi-detached home stands proudly in a quiet cul-de-sac, promising an ideal setting for a growing family. The heart of this residence is the thoughtfully extended kitchen diner, featuring a stylish island, creating a central hub perfect for family gatherings. Practicality meets elegance with a separate utility room and a convenient ground floor shower/cloakroom. The living room exudes warmth, offering a welcoming space for relaxation. The converted garage presents versatile possibilities for a playroom, home office, or additional living area, catering to diverse family needs. Upstairs, three generously sized bedrooms provide ample space for a growing family. The contemporary bathroom has been recently refitted, including the addition of a large water cylinder, adding a touch of modern luxury to everyday living. Step outside to the southerly aspect gardens, providing a delightful outdoor haven for family activities and entertaining. Enjoy the convenience of easy access to the train station, local schools, and the bustling high street, making this home an ideal choice for a family seeking comfort and convenience in the heart of Alton.



Approximate Area = 1124 sq ft / 104.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1069173



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

- Spacious extended semi-detached family home in a quiet cul-de-sac in Alton.
- Thoughtfully extended kitchen diner with a stylish island, serving as the central hub of the home.
- Separate utility room for added convenience.
- Ground floor features a modern shower/cloakroom.
- Welcoming living room providing a comfortable space for relaxation.
- Converted garage offers versatile use for playroom, home office, or additional living area.
- Three generously sized bedrooms on the upper level.
- Contemporary re-fitted bathroom enhancing the home's modern appeal.
- Southerly aspect gardens create a delightful outdoor space for family activities.
- 10 fitted solar panels
- Convenient access to Alton's train station, local schools, and the bustling high street.

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band D

GUIDE PRICE

Asking Price £425,000

TENURE

Freehold