



Eyre Gardens, Alton, Hampshire, GU34 2FU

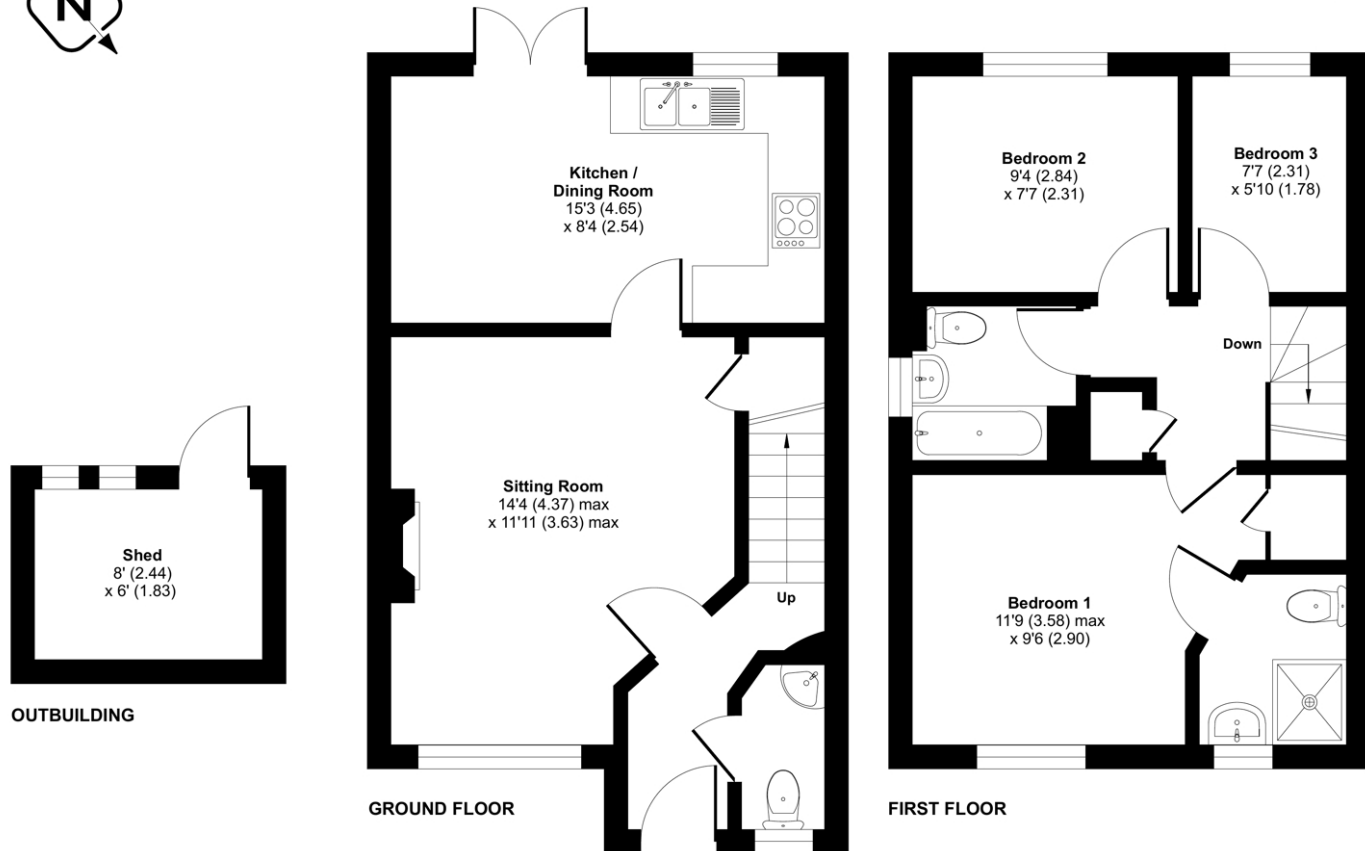


ACCOMMODATION

Sunny westerly aspect garden and beautifully presented living accommodation all help make this semi-detached home the perfect move for even the most discerning of buyers. The home can be found on a peaceful and particularly desirable residential road benefiting from off-road parking for two cars to the front. The welcoming entrance hall with access to the cloakroom, has stairs to the first floor and leads to the good size sitting room with a feature fireplace. Flowing from this room, it takes you through to the heart of the home, the wonderful kitchen diner that extends across the full width of the home, with a superb range of cupboards and drawers, built-in and integrated appliances with an open-plan and inviting dining area with French doors leading to the garden. To the first floor, there are three bedrooms, the principal bedroom is accompanied by an en-suite shower room. All the bedrooms feel a good size, with the third currently presented as a study, perfect for those looking to work from home. The bright and well-presented bathroom completes this accommodation. The rear garden is a real delight and a fantastic feature of the home with a relaxed, sunny aspect patio, lawn and an excellent size garden shed/workshop. This home offers superb accommodation to move straight into, perfect for the growing family or as a downsizer.



Approximate Area = 737 sq ft / 68.4 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 785 sq ft / 72.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	84	
(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). ©nichecom 2023. Produced for Charters Estate Agents Limited. REF: 989327



SITUATION

The beautiful Georgian market town of Alton has an abundance of facilities and amenities that include boutique shops and independent restaurants. You will also find 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

- Westerly aspect good size gardens
- Sought after residential position
- Stunning kitchen/diner with French doors to the garden
- Principal bedroom with en-suite
- Sitting room with feature fire place surrounds
- Off road parking for two cars
- Beautifully presented throughout
- Entrance hall with cloakroom
- Access to the town centre
- Rail links to London

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: C

GUIDE PRICE

Asking Price £395,000

TENURE

Freehold

Service Charge: £200 per annum

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.