



Anstey Lane, Alton, Hampshire, GU34 2NH

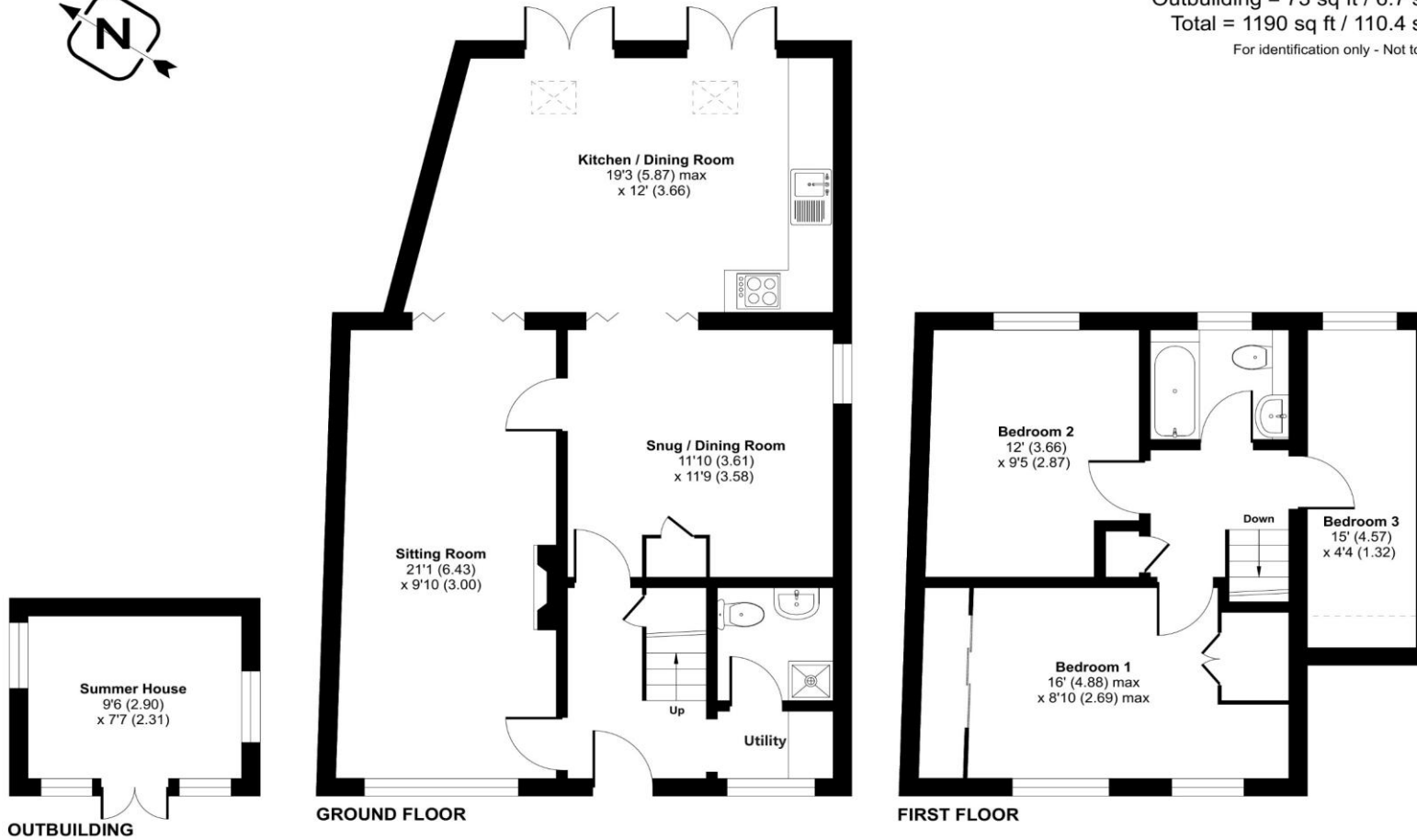


## ACCOMMODATION

This three bedroom semi-detached house is one property not to be missed and is waiting to become your dream home. Look no further, this property is a fantastic opportunity and is awaiting your personal touch to create your perfect home. The property is ideally situated within a short stroll to the mainline station to Waterloo, Tesco Metro, Waitrose, all amenities, country walks straight from your own front door, parks and cafes. This property presents a unique opportunity to create a forever home that reflects your own style and design. It comes to the market offering an entrance hallway, utility area, downstairs wet room, a generous sitting room with wood burner, a second reception room and a bright and airy open plan kitchen/dining/snug area with vaulted ceilings and French doors out to the garden. Stairs lead up to the first floor where you will find the family bathroom with bathtub and shower over and the two good sized doubles and a single bedroom. Externally, to the front of the property is a secure gated driveway and to the rear is a very private garden that is beautifully planted with mature hedgerows, herbaceous borders and perennial planting, there is a large summer house that is internally tongue and grooved, double glazed and insulated and would be ideal for a garden office, along with a terrace area, ideal for al fresco socialising in the summer months. This truly is an amazing opportunity and early viewing is highly recommended.



Approximate Area = 1109 sq ft / 103 sq m  
 Limited Use Area(s) = 8 sq ft / 0.7 sq m  
 Outbuilding = 73 sq ft / 6.7 sq m  
 Total = 1190 sq ft / 110.4 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(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/checom 2024. Produced for Charters Estate Agents Limited. REF: 1089650



## 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 a swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.



#### **SPECIFICATION**

- Semi-detached house
- Extended 'hub of the home' kitchen/dining/ snug area
- Separate utility
- Second reception room
- Generous sitting room
- Downstairs wet room
- Three bedrooms
- Private parking
- Private rear garden with a summerhouse
- New boiler and new roof

#### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band: C

#### **ASKING PRICE**

Offers IEO £369,950

#### **TENURE**

Freehold

#### **AGENTS NOTE**

Awaiting building control approval confirmation for the third bedroom extension