



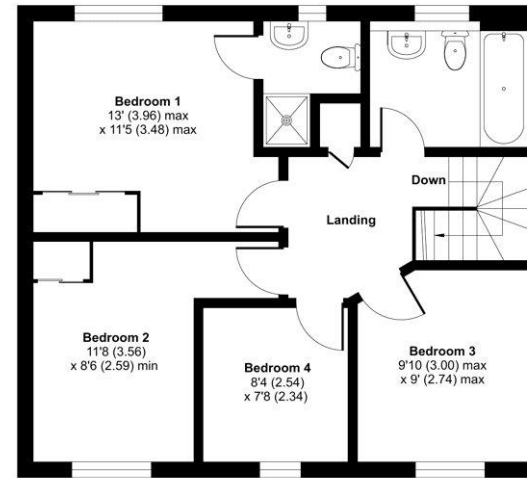
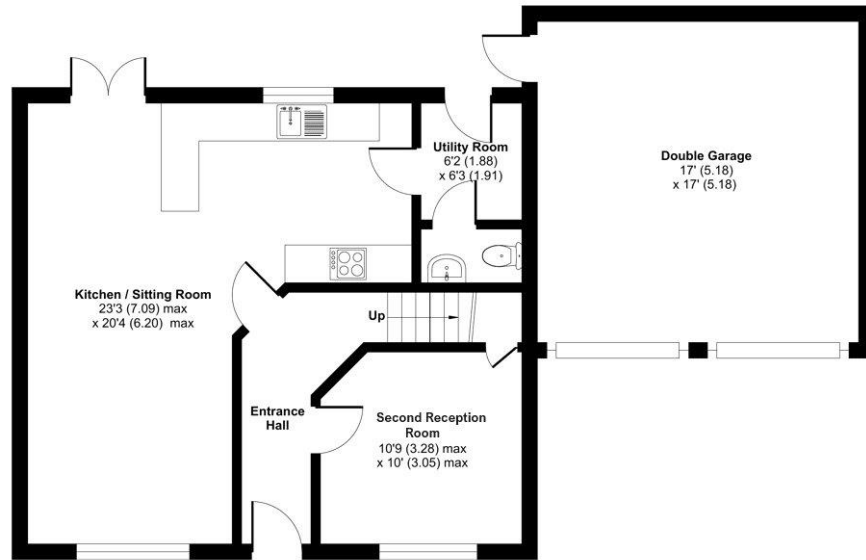
Bello Abbey Way, Alton, Hampshire, GU34 2FS



## ACCOMMODATION

Situated within a sought-after neighbourhood and with country walks straight from your own front door, enjoy the peaceful surroundings while still being close to essential amenities, schools and transport links. This four-bedroom detached house offers a modern, contemporary interior with great dimensions throughout and early viewing is highly recommended. This family home comes to the market offering an entrance hallway, and a large open-plan kitchen/breakfast/dining/sitting room that is the true heart of the home, perfect for entertaining guests or spending time with the family. French doors lead seamlessly to the garden, allowing for effortless indoor-outdoor living. Off of the kitchen is a separate utility room with access to the garden and a guest's cloakroom, there is also a second reception room off of the main hallway, completing the accommodation on the ground floor. Stairs ascend from the entrance hallway to the first-floor landing where you will find the family bathroom and the four good-sized bedrooms with the principal suite offering integrated storage and an en-suite shower room. Externally, to the front of this handsome home is driveway parking leading to the double garage and side access to the private rear garden. The rear garden is of a generous size and is mainly laid to lawn with a large terrace area, ideal for al fresco socialising in the summer months. This impeccable house offers a sleek and stylish design and effortlessly combines modern aesthetics with functional living. Early viewing is highly recommended.

Approximate Area = 1222 sq ft / 113.5 sq m  
 Garage = 289 sq ft / 26.8 sq m  
 Total = 1511 sq ft / 140.4 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 2024. Produced for Charters Estate Agents Limited. REF: 1092658



## 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 are found within the town. 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**

- Detached family home
- Four bedrooms
- Bathroom, ensuite shower room and cloakroom
- Open plan 'hub of the home' kitchen/ breakfast/dining/sitting room
- Separate utility room
- Second reception room
- Driveway parking
- Generous double garage with power and light
- Private rear garden and terrace area
- No forward chain

### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band: F

### **GUIDE PRICE**

£530,000

### **TENURE**

Freehold

Estate Management Charge: TBC

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