



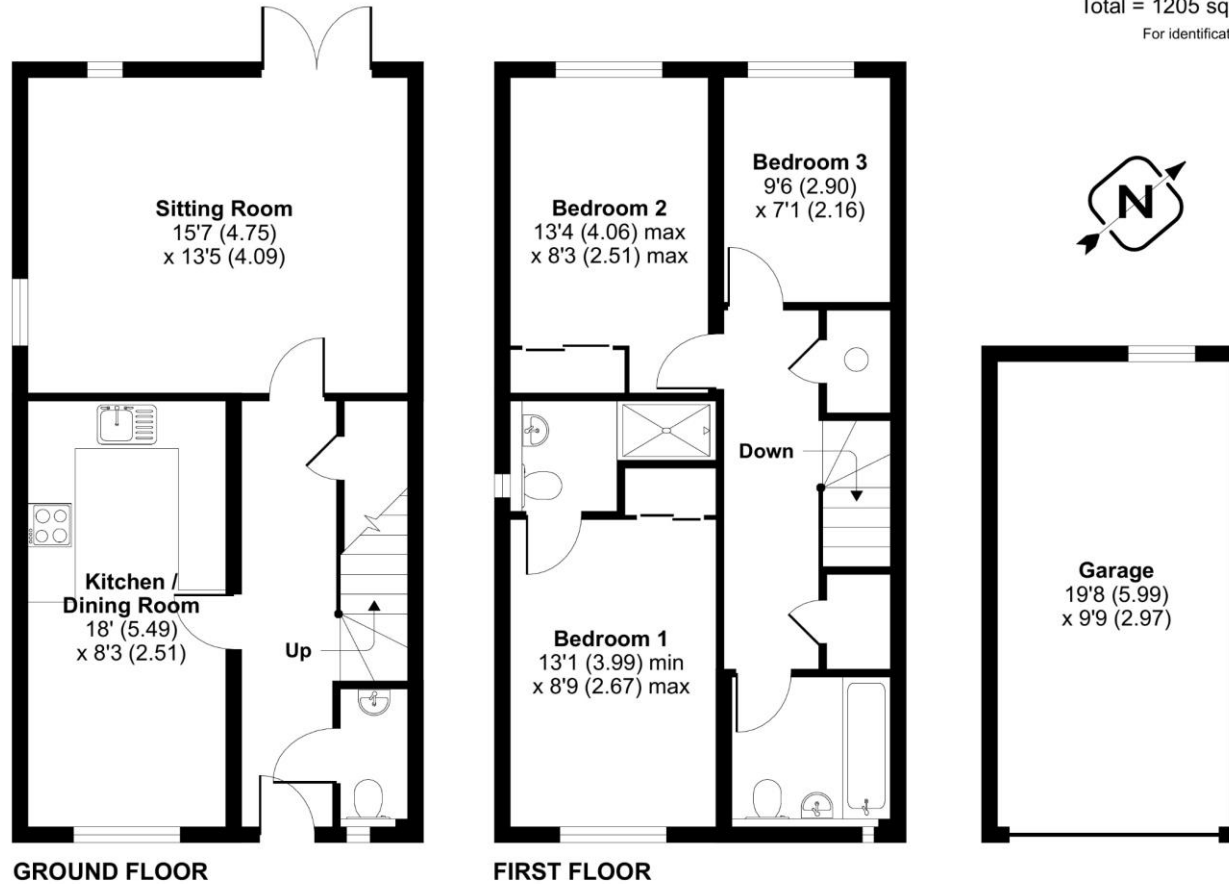
Rowden Way, Alton, Hampshire, GU34 2FL



ACCOMMODATION

Encapsulate the style and design of this exceptional, three-bedroom semi-detached family orientated home. Ideally situated within walking distance of Alton town, various local schools, Alton College, Waitrose, mainline station to Waterloo, cafes, parks and country walks straight from your own front door. This outstanding property comes to the market offering an entrance hallway, cloakroom, an open plan, fully integrated kitchen/breakfast room with plantation shutters, composite stone worktops, Karndean flooring and chrome switch plates. The entrance hallway continues along to a generous dual aspect sitting room with French doors leading out to the private rear garden. Stairs lead to the first floor where you will find the family bathroom and the three generous sized bedrooms with the principal suite offering en-suite shower. Externally to the front of this handsome home is a small garden area with driveway parking for multiple vehicles leading to the garage with power and light and a secure gated side access into the private rear garden. The rear garden is mainly laid to lawn with raised beds housing an array of perennial planting and a terrace area ideal for al fresco socialising in the summer months. This light and airy, contemporary home is definitely one property not to be missed.

Approximate Area = 1012 sq ft / 94 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1205 sq ft / 111.9 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	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 2022. Produced for Charters Estate Agents Limited. REF: 839174



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

- Semi-detached house
- Three bedrooms
- Two bathrooms
- Cloakroom
- Integrated kitchen/dining room
- Private garden with views
- Detached garage
- Approx. 8 years NHBC remaining

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band D

GUIDE PRICE

Offers in excess of £450,000

TENURE

Freehold

Annual Estate Management Charge – £230

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