



Burnham Road, Alton, Hampshire, GU34 1UQ



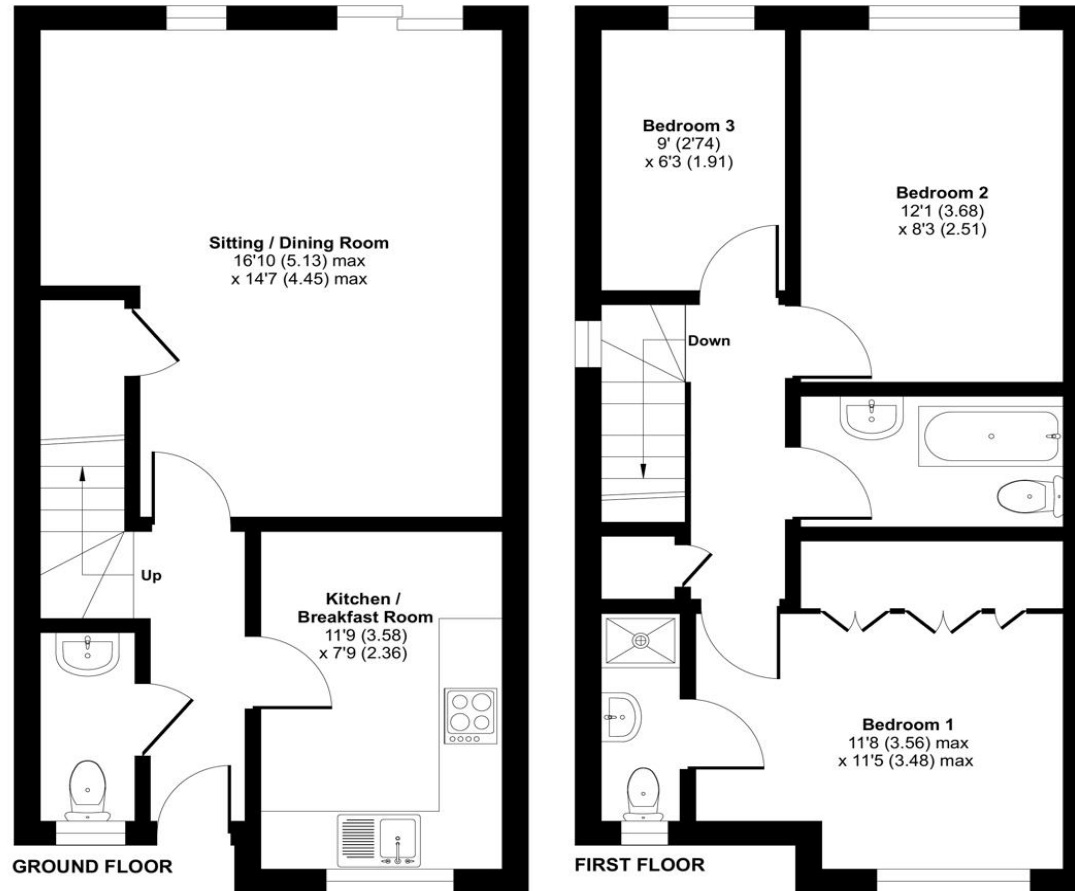
ACCOMMODATION

Nestled within a highly sought after area, this three-bedroom semi-detached house offers the perfect blend of convenience & luxury. Situated within a short stroll to the new multi-million-pound sports complex, main bus routes and within easy access to Alton town with all its amenities, mainline station to Waterloo, parks, cafes and country walks straight from your own front door, this stylish contemporary home is one property not to be missed. From the moment you enter the entrance hallway you'll be greeted by a tasteful decor and high-quality finishes. Off of the hallway is a guest's cloakroom, a part integrated kitchen/breakfast room and a generous open plan sitting/dining room perfect for entertaining guests or relaxing after a busy day. From the entrance hallway, stairs lead you up to the first floor where you will find the family bathroom with bathtub and the three bedrooms. There are two good sized doubles and one single, and the principal suite comes with wall-to-wall integrated storage, in addition to its own en-suite shower room, providing a private sanctuary for relaxation. Externally, when you step outside you will discover a stunningly designed, low maintenance private garden featuring an upper and lower terrace area, perfect for al fresco dining or simply unwinding within this Zen style outside space. Steps lead up to a secure gated access where you have private parking for both yourself and guests. Don't miss out on the opportunity to make this beautifully presented, conveniently located property your home. Early viewing is highly recommended.



Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(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). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1087337



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 and 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

- Beautifully designed semi-detached house
- Three bedrooms
- Two bathrooms
- Guests' cloakroom
- Open plan sitting/dining room
- Part integrated kitchen/breakfast room
- Private Zen style garden
- Private parking
- Sought after location
- NO FORWARD CHAIN

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band D

GUIDE PRICE

Asking Price £395,995

TENURE

Freehold