

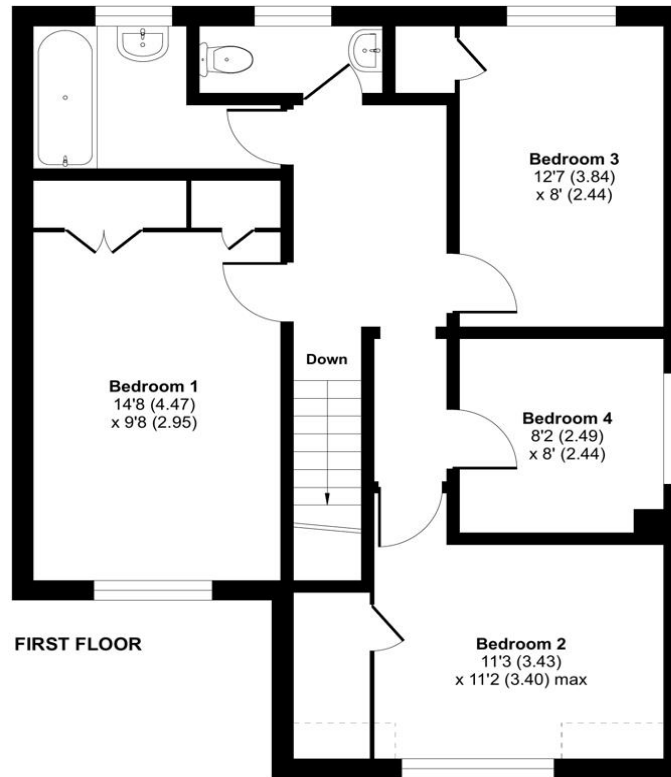
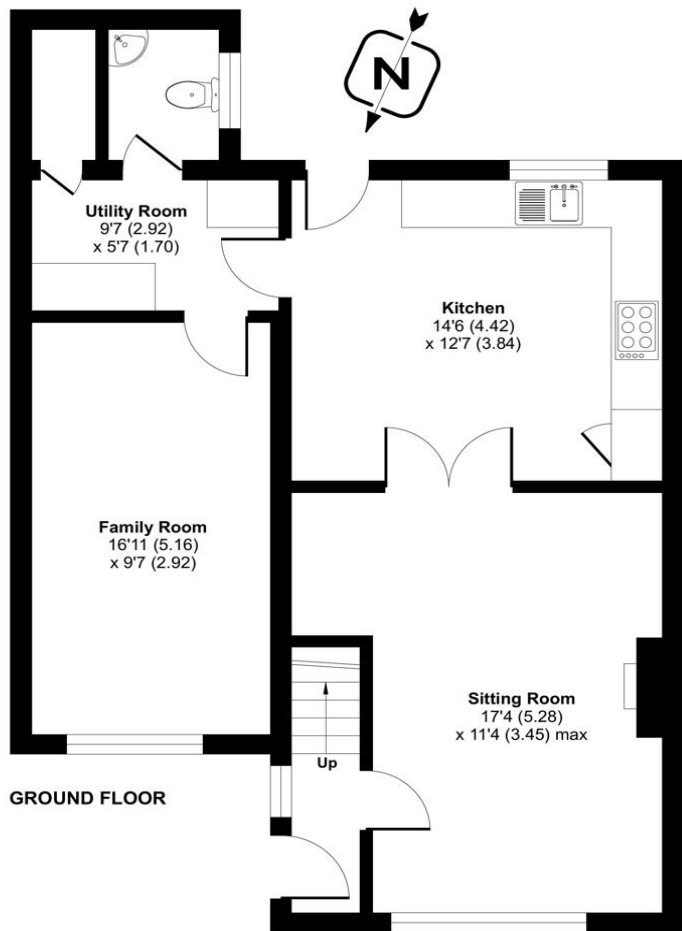






## ACCOMMODATION

Discover your ideal family home nestled within the sought-after Greenfields location. This four-bedroom semi-detached house has been tailored for modern family living. With a thoughtfully converted garage, providing additional space, this generously sized family home is a must-see property. Entered via the hallway and into the 17 ft sitting room with its feature stone fireplace, creating an ideal space to relax. French doors lead you through to the generous kitchen/dining room where you can enjoy family meals with friends and family. There is also a separate utility room and guest cloakroom, with a spacious family room/second reception room completing the accommodation on the ground floor. Stairs ascend from the entrance hallway to the first floor where you will find the four good sized bedrooms offering an array of integrated storage, with the family bathroom and a separate cloakroom. Externally to the front of this fabulous home is a block paved driveway for three vehicles and additional on-road parking. There is a secure side access that leads you through to the level rear garden that is mainly laid to lawn with mature hedgerows, trees and perennial planting, with a large terrace area, ideal for al fresco socialising in the summer months. This outstanding family home offers a substantial living space and is an ideal location for local schools, the mainline station to Waterloo, Alton town and the renowned Flood Meadows is just a stone's throw away, ideal for leisurely walks and strolls.



Approximate Area = 1403 sq ft / 130.3 sq m  
 Limited Use Area(s) = 12 sq ft / 1.1 sq m  
 Total = 1415 sq ft / 131.4 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 76        |
| (55-68)                                     | D | 61                      |           |
| (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|checon 2024. Produced for Charters Estate Agents Limited. REF: 1093434



## 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. 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 four-bedroom family home with no onward chain
- Kitchen/breakfast room
- Separate utility room
- Generous sitting room
- Family room/second reception
- Bathroom and separate W.C
- Driveway parking
- Private rear garden

**LOCAL AUTHORITY**

East Hampshire District Council

Council Tax Band - D

**ASKING PRICE**

£460,000

**TENURE**

Freehold