



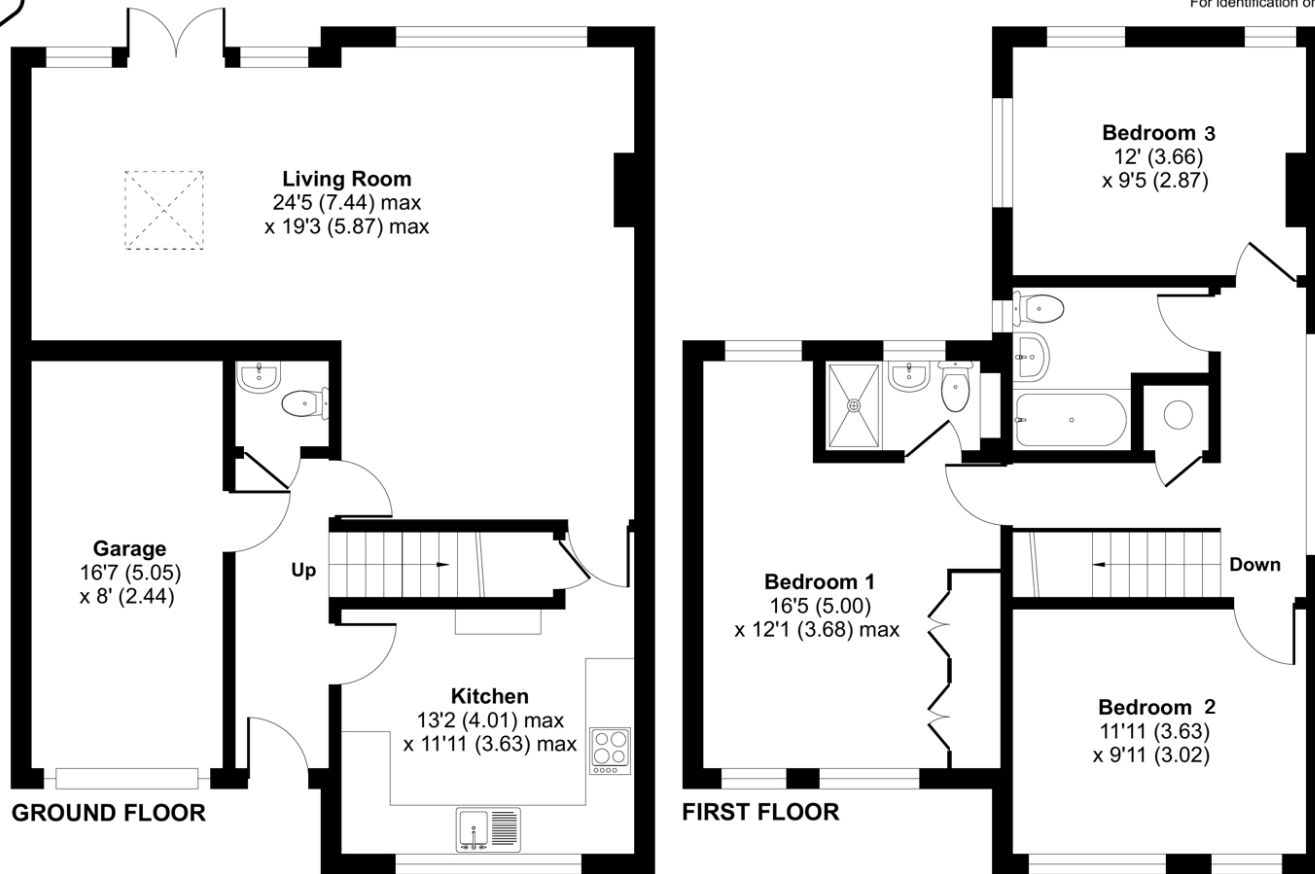


#### ACCOMMODATION

This stunning three-bedroom semi-detached house is nestled within one of the town's most sought-after locations. With its convenient proximity to amenities, parks, cafes, and the mainline station to Waterloo, this property offers the perfect blend of comfort, convenience, and luxury. Step into the inviting entrance hallway leading to the guest cloakroom, access to the integrated garage and a truly stunning living space, featuring a generous open plan, L-shaped living/dining room and garden room/nook area with doors opening onto the garden terrace, this space is perfect for entertaining or simply unwinding in style. Stairs lead to the first floor where you will discover three large double bedrooms offering ample space and comfort with an array of integrated storage and the principal bedroom boasting an en-suite shower room, providing a private sanctuary. The family bathroom serves the remaining bedroom. Externally, the property offers driveway parking for up to three cars, with a single integral garage for added convenience and side access leading to the beautifully planted and designed private rear garden, featuring a terrace area, lawn, and well-planted borders. Enjoy outdoor gatherings or simply relax in your own tranquil haven, knowing you're not overlooked. Enjoy the convenience of being within walking distance to everything you need, whether you're entertaining guests or enjoying quiet moments with family, the spacious living areas and beautifully landscaped garden provide the perfect backdrop. With its modern amenities, stylish design, and prime location, this house offers the ideal combination of comfort and luxury and early viewing is highly recommended.



Approximate Area = 1220 sq ft / 113.3 sq m  
 Garage = 131 sq ft / 12.1 sq m  
 Total = 1351 sq ft / 125.4 sq m  
 For identification only - Not to scale



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: 1121519



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>72</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	

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



### **SPECIFICATION**

- Contemporary semi-detached house
- Sought after town centre location
- Three double bedrooms
- Two bathrooms
- Guest cloakroom
- Stunning open plan living/dining/garden room
- Fitted kitchen
- Driveway parking for approx. three cars
- Stunning private rear garden
- Walkable to the mainline station to Waterloo

### **LOCAL AUTHORITY**

East Hampshire District Council

Council Tax Band – D

### **GUIDE PRICE**

Offers in the region of £485,000

### **TENURE**

Freehold