



Alton, Hampshire

This extended attached home is discreetly situated on Old Odiham Road in Alton. The immediate vicinity offers convenient amenities, including a bus service, a convenience store, Alton College, Amery Hill Secondary School, and St Lawrence Primary School. The town center, featuring Alton's mainline train station serving London Waterloo, is also within walking distance.

The property, located in a sought-after non-estate location, features five bedrooms, three reception areas, an en suite shower room, a modern family bathroom, and an integral garage. A well-proportioned corner plot provides ample driveway parking at the front.

Upon entering the property, the hallway leads to the first floor with stairs, an under stairs storage cupboard, the living room, with a front aspect bow window, is positioned, while an opening at the rear connects it to the dining room. The dining room seamlessly integrates with the kitchen, equipped with a full range of wall and base units, space for a range cooker with an extractor, sink and drainer unit, with a utility off adjoins a purpose-built washroom equipped with a butler sink, with space for washing machine, and dryer. . An inner hall off the study provides access to the integral garage, which has been halved in size to create the study. Double doors from the dining room lead to the conservatory, a part-brick-built space with side aspect doors opening onto the garden.

Upstairs, there are five bedrooms which are of a good size. The main bedroom has built in wardrobes with sliding doors, a front aspect window and an en suite shower room. The two other double bedrooms both have built in wardrobes. Completing the first floor is the family bathroom which has been refitted and includes a WC, wash hand basin, part tiled walls, bath unit with an up and over shower attached, heated towel radiator and a front aspect obscure window. Off the landing there is an airing cupboard and two point of access to the loft.

To the rear there is a tiered garden with steps leading up to a terraced area, ideal for a table and chairs, beyond this is an area of lawn with a few steps up to a further area of lawn. The garden is well-stocked with shrubs and bushes, two garden sheds and to the right hand side of the property side access. To the front there is ample driveway parking, additionally, the front is enclosed by hedgerow providing privacy from the road.

Freehold
Council Tax Band : D

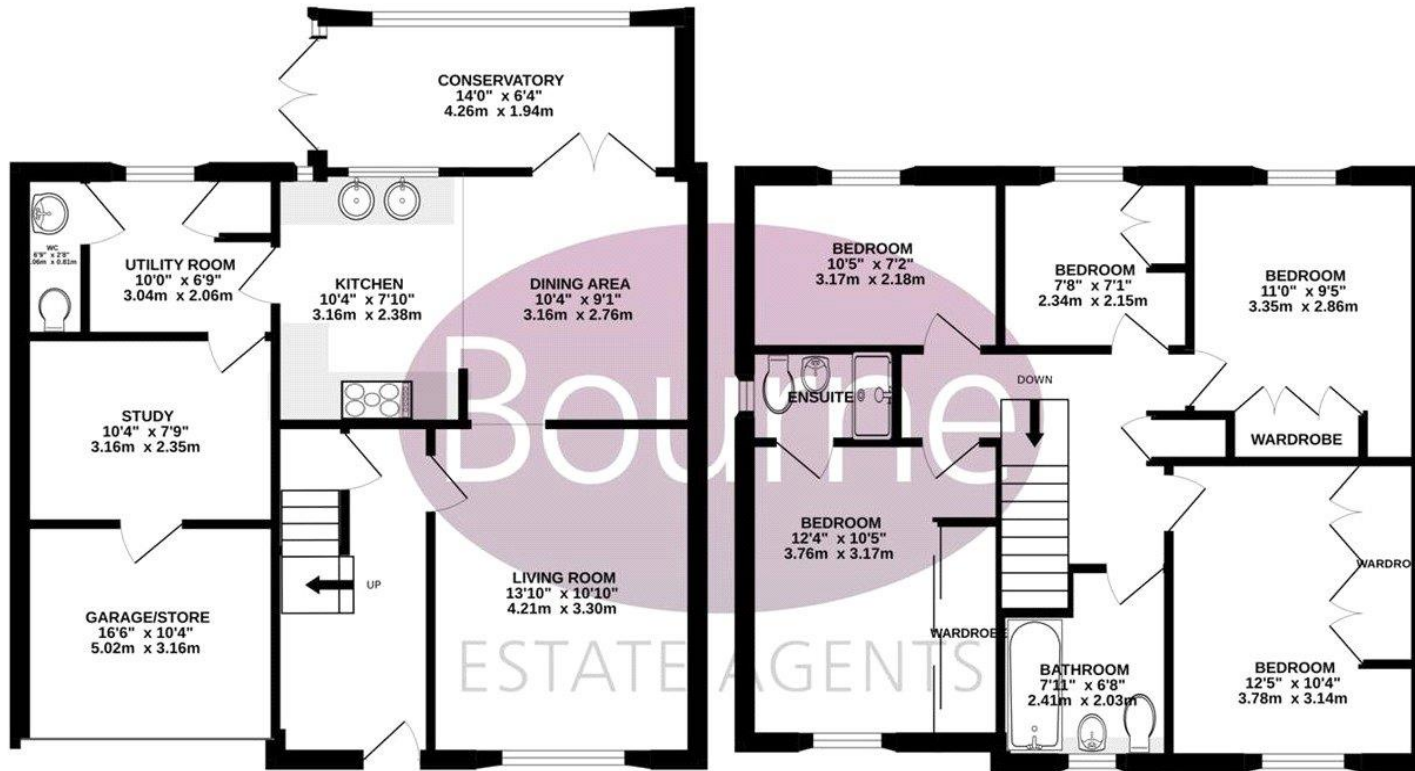
- Five Bedroom Attached Home
- Front Aspect Living Room
- Kitchen And Dining Area
- Study/Play Room
- Conservatory
- En Suite Shower Room
- Modern Family Bathroom
- Corner Plot Garden
- Driveway
- Non-Estate Position



Floorplan

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



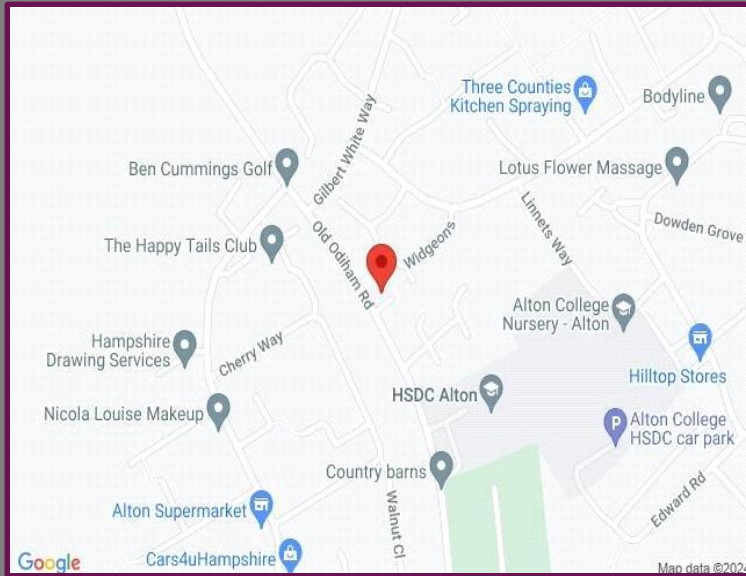
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TOTAL FLOOR AREA : 1403 sq.ft. (130.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

This property can be found in a tucked away position on the Old Odiham Road in Alton. Within the immediate area there is a bus service, convenience store, Alton College, Amery Hill Secondary school and St Lawrence Primary school. The town centre is also within walking distance where Alton's mainline train station is located serving London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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