



ESTATE AGENTS



Alton, Hampshire

Enter into the hall which has easy maintenance floors and doors to the various rooms. Positioned to the right of the hall is the reception room which is impressive in size at 20'2 x 17'9. This room is incredibly versatile and can be used as a kitchen/dining/family room. The kitchen features a range of wall and base units with surfaces over, a sink and drainer unit, space for appliances, built in oven with hob over, additional storage and the sitting room has a lantern skylight and rear aspect bi-folding doors providing access onto the garden.

Positioned to the left of the hall are the bedrooms, bathroom and utility room. The main bathroom is modern in style, has a jacuzzi style bath with shower over, shower screen, basin inset vanity unit, tiled walls and tiled floors. The main bedroom has an en suite shower room. Bedroom one and two feature built in wardrobes.

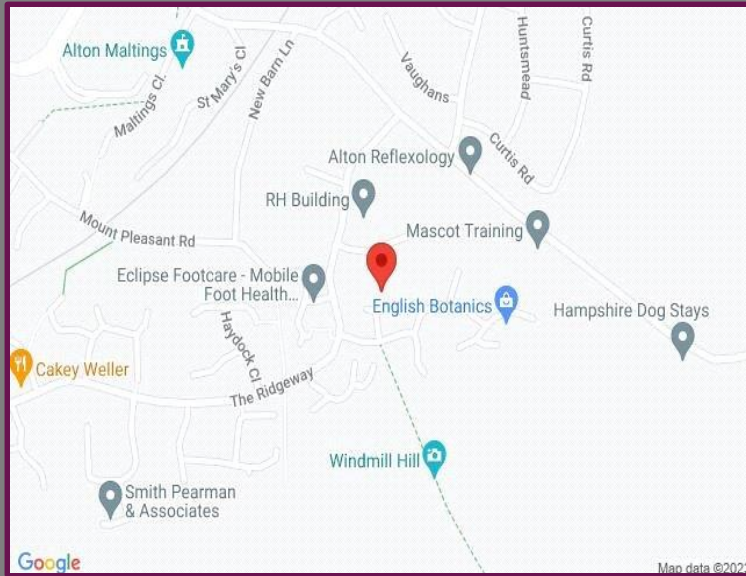
To the rear of the property, there is an expanse of patio which via steps leads up to a larger area of garden. The main section of garden is laid to lawn with beds which are well-stocked with shrubs and bushes. Additionally, there is side access and to the front of the bungalow, a further area of garden wraps around the property. There is a garage which has a roller door and the garage has been part converted. Infront of the garage, there is driveway parking.

- Detached Bungalow
- Three Bedrooms
- 20'2 Reception Room/Kitchen
- Utility Room
- Modern Bathroom
- En Suite Shower Room
- Landscaped Garden
- Garage
- Driveway Parking
- No Onward Chain



Location

Located in Sandown Close on the popular Racecourse development, this bungalow is ideally situated for the town centre and mainline train station serving London Waterloo. The town provides a variety of shops, restaurants and a bus service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(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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