



Alton, Hampshire

Enter the property into the spacious entrance/dining hall, which has parquet flooring, offers stairs to the first floor and doors to the various rooms. Positioned to the left is the ground floor bedroom which is dual aspect and the shower room. The shower room has a shower cubicle, WC and a wash hand basin. To the rear left of the hall is the reception room which is also dual aspect with a large rear aspect window overlooking the garden and a side aspect window either side of the fireplace. The fireplace is open, additionally, there is a storage cupboard. Completing the ground floor accommodation there is a conservatory, accessible from the dining hall and the kitchen.

Upstairs, there are two further bedrooms, the main bedroom measures an impressive 20'7 x 16'2 and has built in wardrobes and offers a dual aspect. The second bedroom has eaves storage, a wash hand basin and enjoys views over the rear garden. Completing the first floor is the bathroom.

To the rear, there is a well-proportioned garden, mature in style and offering an area of patio immediately off the property. The garden is well-stocked with shrubs and bushes, has sheds and a summerhouse and an area of lawn. To the front, there is driveway parking which provides access to the garage and a further area of garden.

Freehold
Council Tax Band : F

- Three Bedroom Home
- Chalet Style Detached Property
- Ground Floor Bedroom
- Ground Floor Shower Room
- Conservatory
- Spacious Reception Room
- First Floor Bedrooms
- First Floor Bathroom
- Well-Proportioned Garden
- Driveway And Garage
- No Onward Chain



Floorplan

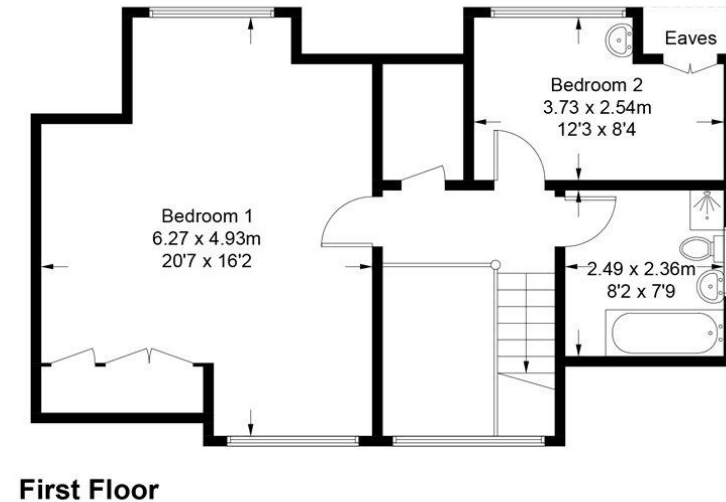
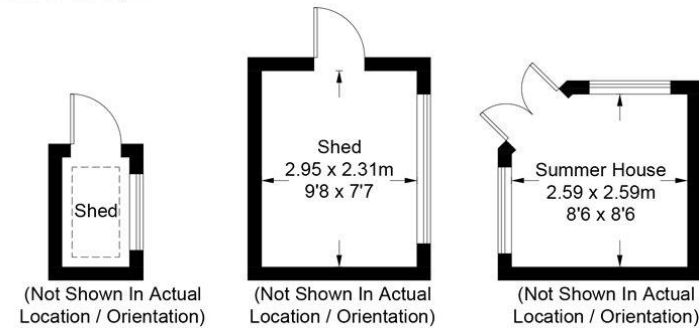
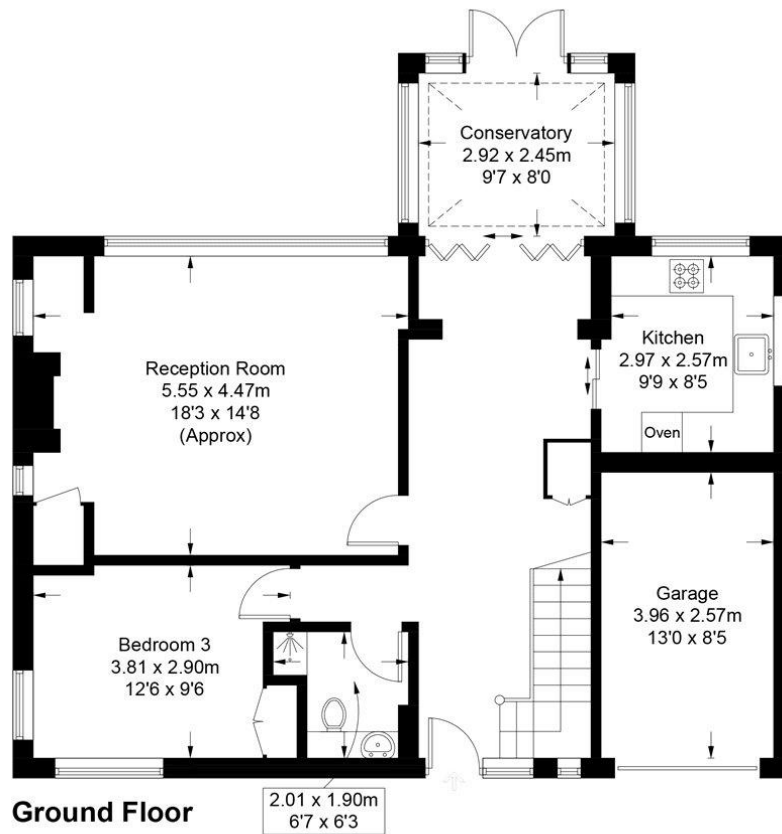
Windmill Hill, GU34

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft

Garage = 11.0 sq m / 118 sq ft

Sheds / Summer House = 14.8 sq m / 159 sq ft

Total = 159.1 sq m / 1712 sq ft



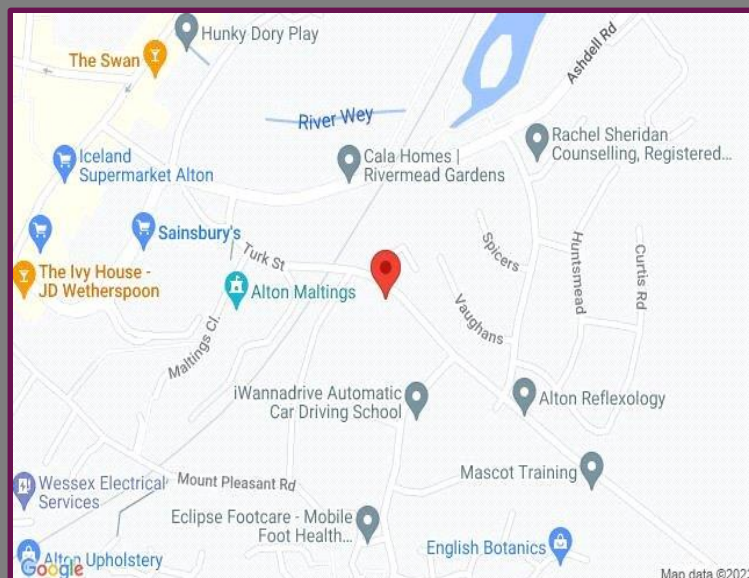
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID945679)

Location

Located on Windmill Hill, a short walk into Alton town centre. The town provides a variety of shops and restaurants, a bus service and mainline train station serving London Waterloo beyond. By car, the property is situated conveniently for the A31.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	73
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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