



ESTATE AGENTS



Alton, Hampshire

Offers Over £650,000

Alton, Hampshire

Positioned on an elevated site, this property offers a prime location close to the leisure centre and nature trails, with easy access to Alton town and the trainline. Built by Crest Nicholson in 2022, it comes with the assurance of an NHBC guarantee and solar panels for added energy efficiency.

Inside, the layout is practical and spacious, catering to the needs of a modern family. The ground floor features a dual-aspect living room, an open-plan kitchen, dining, and snug area, complete with shaker-style units, granite countertops, and built-in appliances. There's also a separate utility room and a downstairs cloakroom for added convenience.

Upstairs, five double bedrooms provide ample accommodation, with the main and guest bedrooms enjoying en-suite shower rooms. A family bathroom serves the remaining bedrooms. Outside, the low-maintenance rear garden includes artificial turf, decking, and a patio, ideal for outdoor entertaining. A rear gate leads to the garage and driveway.

With its practical design, modern amenities, and convenient location, this property offers comfortable family living in a desirable area.

Freehold

- NHBC Guarantee
- Utility Room
- Garage and Parking
- Five Double Bedrooms
- Open Plan Living
- Three Bathrooms
- Solar Panels
- Close To Woodlands For Nature Walks
- Downstairs Cloakroom
- Elevated Position



Floorplan



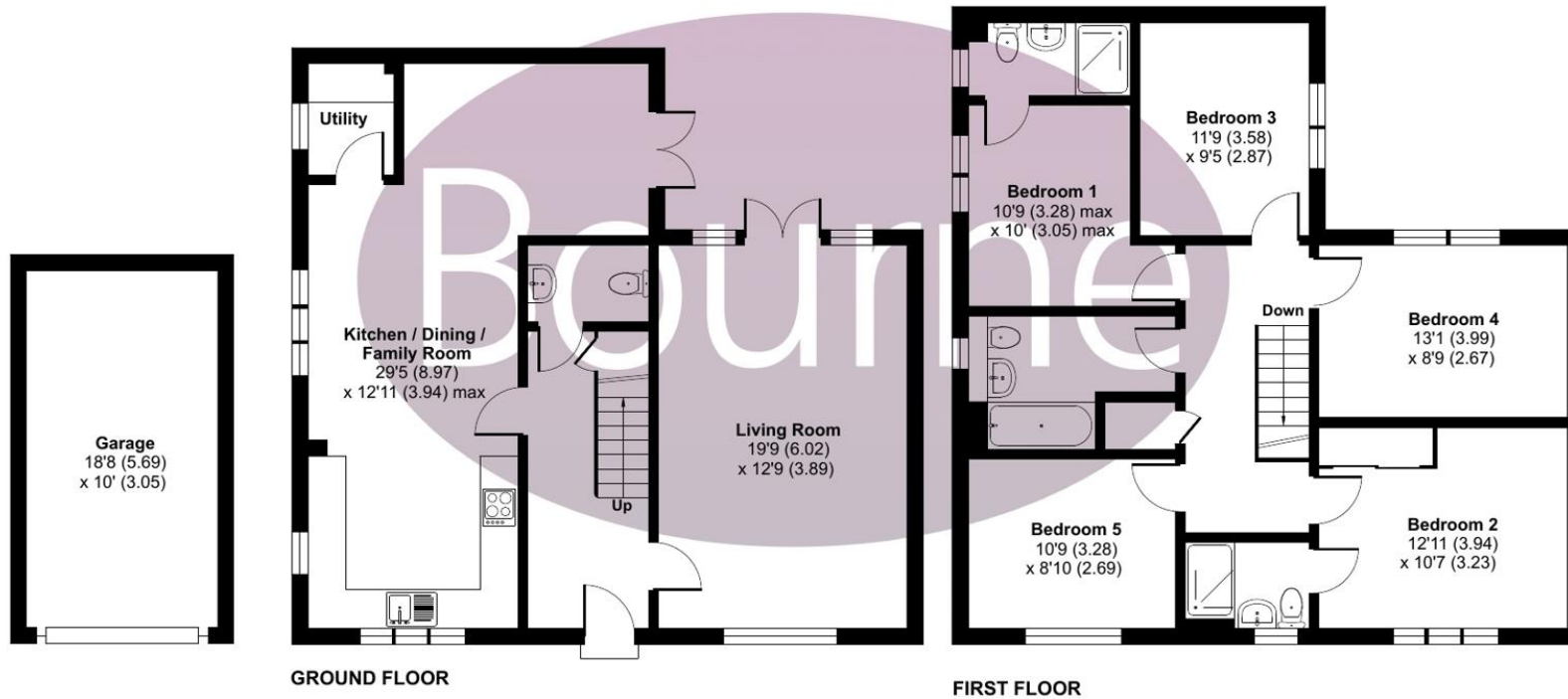
Andrews Way, Alton, GU34

Approximate Area = 1628 sq ft / 151.2 sq m

Garage = 187 sq ft / 17.3 sq m

Total = 1815 sq ft / 168.6 sq m

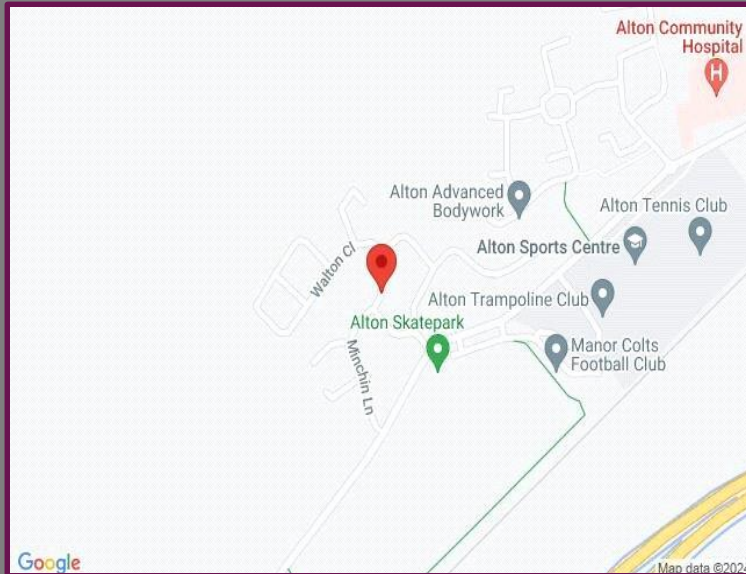
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1095639

Location

Within the development located off Chawton Park Road in Alton. The property is within walking distance of both the sports centre and Alton town centre. The town centre provides a variety of shops and restaurants, and easy access to woodland nature walks. By car there are convenient links to both the A31 and A339.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	90
(69-80) C		
(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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