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7 Willoughby Close

Alton, Hampshire, GU34 2BE

Price £399,950



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Price £399,950 Freehold

- Water meadows within 200 yards
- Town centre 0.9 mile drive
- Local shops on Southview Rise
- New Odiham Road 0.2 mile

Located in a highly regarded cul-de-sac, an extended 3 bedroom semi-detached house with potential to update and no onward chain.

- Living room
- Kitchen
- Dining room & further reception room
- Family bathroom & downstairs shower room
- Detached brick built garage
- Driveway & lawned gardens



LOCATION

The property is located in the frequently requested Amery Farm/Greenfields area with Willoughby Close consisting of semi-detached houses of varying designs and several larger detached homes culminating in the water meadows, a grassed and part wooded area flanked by the source stream of the River Wey and lying within a Conservation Area. There are individual and national retailers, a selection of restaurants, inns and hotels, churches, a library, museum, art gallery and fitness studio. Retaining its weekly open air market and specialist events, this historic town includes M&S, Sainsbury's, Iceland, Aldi, Lidl and Waitrose stores, a station (Waterloo line), primary and senior schools, HSDC Alton College, a sports centre and 2 outlying golf courses among its attributes. The B3349 gives access to the M3, Basingstoke and the Thames Valley.

DIRECTIONS

From the eastern end of Drayman's Way, Alton's inner relief road, exit towards Alton College on Normandy Street. At the next mini-roundabout beside the Crown Hotel, turn right up Church Street still towards the College. Proceed ahead at the next mini-roundabout by St Lawrence Church towards the College. Then turn 2nd left into Greenfields Avenue. Turn 3rd left into Willoughby Close.

SERVICES

All mains services.

COUNCIL TAX

Band D - East Hampshire District Council





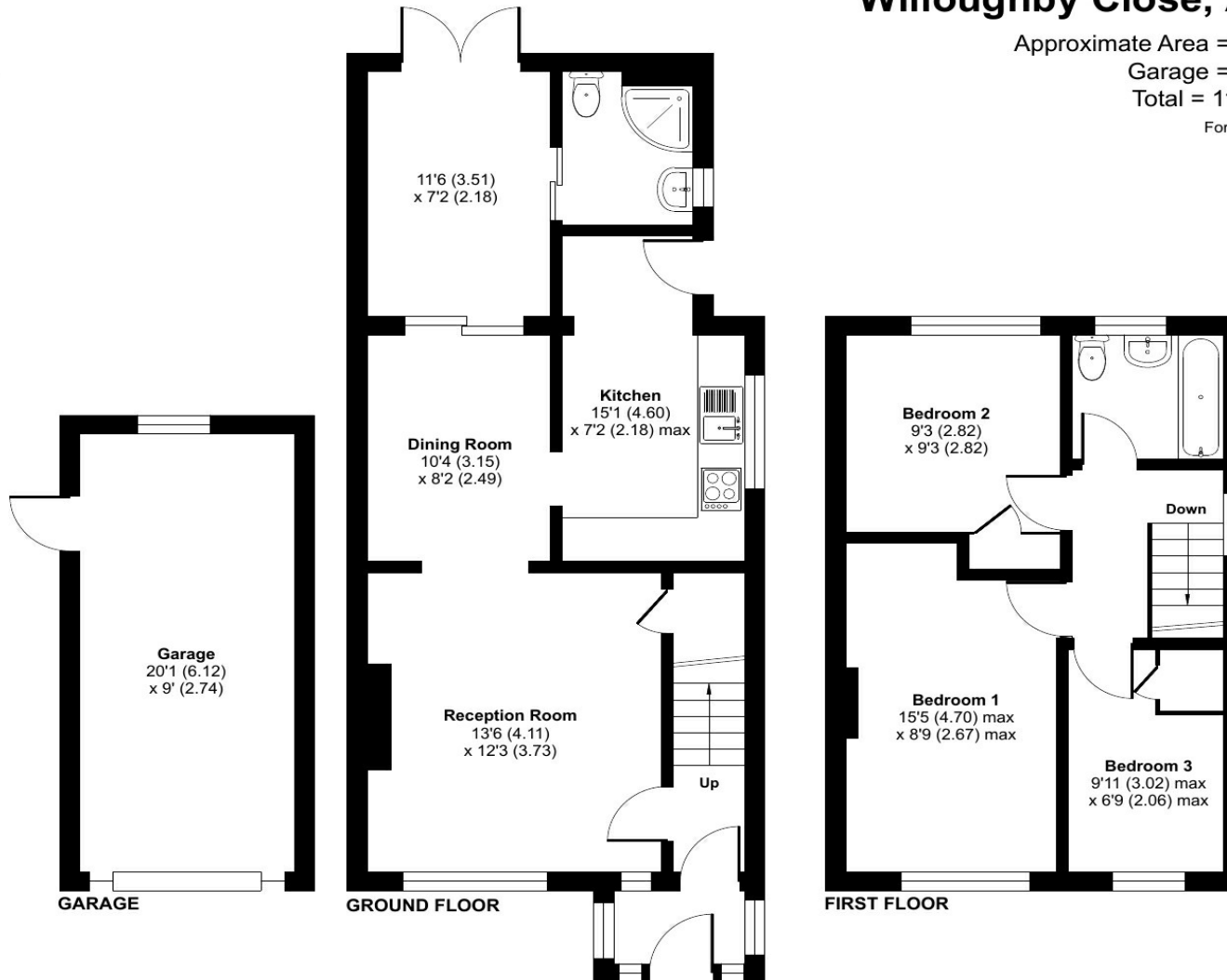
Willoughby Close, Alton, GU34

Approximate Area = 963 sq ft / 89.4 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1143 sq ft / 106.1 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 Warren Powell-Richards. REF: 1137869

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		85
	B		
	C		
	D	86	
	E		
	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC
www.epcau.com

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