

11 Netherfield Close

Alton, Hampshire GU34 2EP

Price £499,950

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Alton, Hampshire, GU34 2EP

Price £499,950 Freehold

- Meadows nearby
- High Street 0.75 mile drive
- Less on foot
- Alton Station 1 mile

Located in a prime cul-de-sac setting culminating in the water meadows, a stunning 4 bedroom house with lovely gardens backing on to playing fields.

- Living room
- Fantastic kitchen/dining room
- Bedroom 4 & downstairs shower room
- 3 further bedrooms & family bathroom
- Driveway parking
- Landscaped gardens & sun terrace



LOCATION

Netherfield Close lies on the favoured southerly facing slopes of the Amery Farm/Greenfields area near the source of the River Wey. A network of footpaths allow shortcuts to the town centre and open countryside. St Lawrence Primary and Amery Hill Senior Schools, Alton FE College, a general store on Southview Rise, St Lawrence Church and The Eight Bells pub are in the neighbourhood. The historic town centre has individual shops, Sainsbury's, M&S, Iceland and Boots stores, a library, health club, the Market Square, churches, bars and bistros. Trains connect with London Waterloo. There is also a retail park, Alton School, a new leisure centre and two outlying golf courses.

DIRECTIONS

From the Crown Hotel mini-roundabout at the top of the High Street, Alton (approached by Normandy Street), turn towards Alton College up Church Street. At the next mini-roundabout, continue ahead towards the College. Then turn second left into Greenfields Avenue. Turn first left into Netherfield Close. The house is on the left hand side.

SERVICES

All main services.

COUNCIL TAX

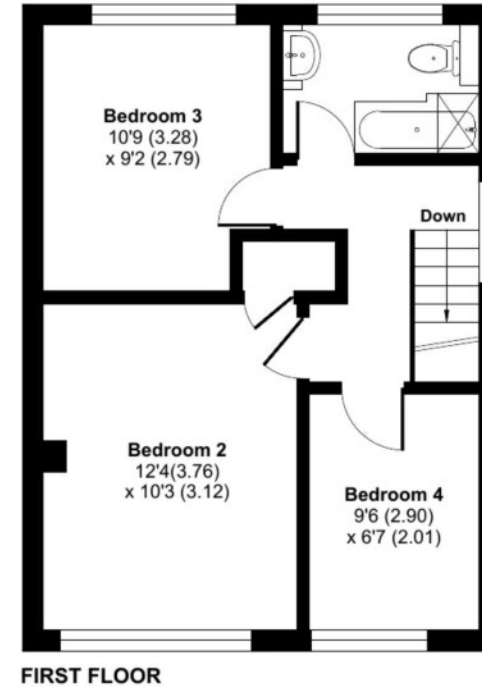
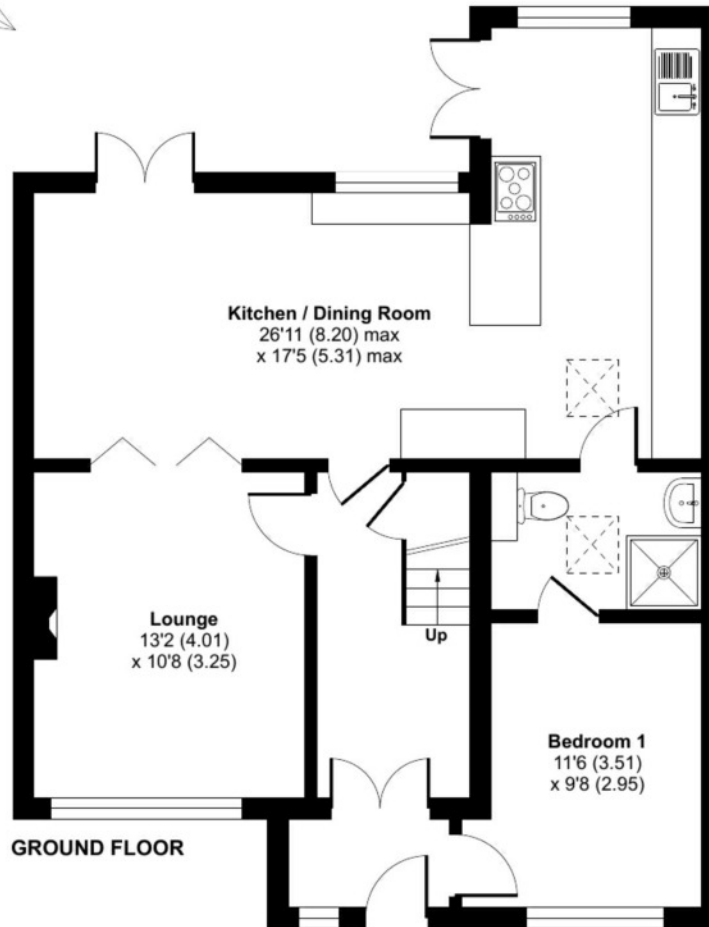
Band D - East Hampshire District Council.



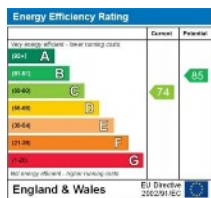
Netherfield Close, Alton, GU34

Approximate Area = 1217 sq ft / 113 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). © nitchecom 2023. Produced for Warren Powell-Richards. REF: 978584



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