

37 Southview Rise

Alton, Hampshire, GU34 2AG

Price £395,000

wpr



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Price £395,000 Freehold

- Local shops 50 yards
- Countryside & allotments nearby
- High Street 0.65 mile
- Schools & Colleges in the vicinity

A superb and traditional mid 1960s built semi-detached house with neutral presentation throughout. Importantly the rear enjoys a glorious westerly orientation with the property occupying an elevated setting within the frequently requested Greenfields area

- Entrance hall
- Garden facing kitchen/breakfast room
- Living room
- Smart white bathroom suite
- 3 bedrooms
- Spacious landing
- Utility room and downstairs cloakroom
- Garage
- Driveway parking + further potential parking
- Front garden and westerly enclosed rear garden
- Gas central heating & double glazing

DESCRIPTION

A superb 3 bedroom semi-detached house set in a superb plot that enjoys a westerly rear orientation and backs onto a lovely expanse of recreational ground situated in an elevated position within the highly popular Greenfields development with the added benefit of being within a few yards of the local convenience store. The property has benefited from a thorough modernisation programme within the last few years and the bright and airy accommodation is presented in what we believe to be excellent condition throughout.



LOCATION

Southview Rise, a popular residential road in the Amery Farm/Greenfields area, has a shopping parade, bus service, water meadows, St Lawrence Primary and Amery Hill senior schools, HSDC Alton College, St Lawrence Church, allotments and open countryside in the neighbourhood. Walker friendly Alton, an historic old market town, has High Street shops, Sainsbury's, Aldi, Lidl, Iceland, M&S and Waitrose stores, The Curtis Museum and Allen Gallery, a station (Waterloo line), a sports centre and two outlying golf courses.

DIRECTIONS

From the Queen Elizabeth Place mini-roundabout at the station end of the town centre, exit towards HSDC Alton College. At the Crown Hotel mini-roundabout, turn right up Church Street still towards the College. Proceed ahead at the next mini-roundabout towards the College. Then turn second left into Greenfields Avenue and second right into Southview Rise. The house is on the left hand side.

SERVICES

All mains services.

COUNCIL TAX

Band D - East Hampshire District Council.

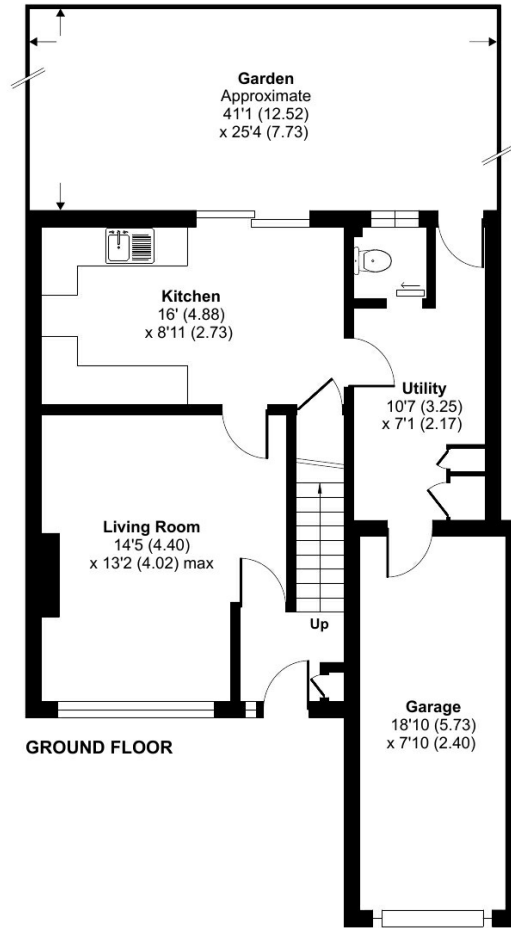


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VIEWING

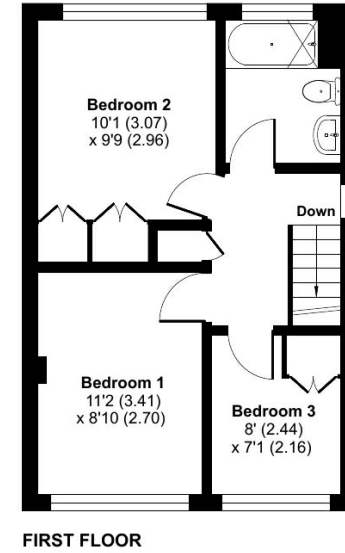
Strictly by prior appointment with Warren Powell-Richards





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Approximate Area = 893 sq ft / 82.9 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 1041 sq ft / 96.6 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). © nlichecom 2024. Produced for Warren Powell-Richards. REF: 1128953

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		86
B (81-91)			
C (69-80)		69	
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales
EU Directive 2002/91/EC

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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