

94 Bolle Road

Alton, Hampshire, GU34 1PP

Price £500,000

wpr



94 Bolle Road,
Alton, Hampshire, GU34 1PP

Price £500,000 Freehold

- The Butts Green & School nearby
- Ackender Wood nearby
- High Street 0.6 mile walk
- Alton Station & Waitrose 0.75 mile

A well presented 4 bedroom detached house built in 1999 enjoying a south easterly rear outlook over allotments in a favoured no-through road within The Butts area.

- Large living/dining room
- Kitchen & Family room
- Hall & cloakroom
- En-suite & bathroom
- Garage & driveway
- Attractive rear garden
- Chain-free sale

DESCRIPTION

This detached home has a feeling of light and space to the reception areas with neutral decor throughout. The large living area opens directly onto the southerly rear garden which is low maintenance and allows side access to the garage. There are uPVC double glazed windows incorporating fanlights and trickle vents, uPVC roofline products, corniced smooth ceilings and white panelled internal doors and skirting boards. There is gas central heating throughout.



LOCATION

Bolle Road is a no-through road consisting of this development of some 17 properties, a small slightly later development of executive homes and a more established area of housing dating from the 1960's. The neighbourhood has The Butts - a historic green, The Butts Primary School, French Horn Inn, Watercress steam railway line, walks in Ackender Wood, Alton Sports Centre, Jubilee Playing Fields and interest clubs. There is pedestrian linkage to Whitedown and via Oakwood Drive to Kings Road, which afford shorter access to the town centre on foot. Bolle Road is strategically placed for routes to Basingstoke - A339, the B3349 to the M3 junction 5 and the A31 Winchester-Guildford axis. Retaining its weekly and specialist market events, Alton has high street shops, stores such as Waitrose, Sainsbury's, M&S, Boots, Iceland and Aldi, further primary and senior schools, Alton School, HSDC Alton College, a library, churches, restaurants and inns, and fitness clubs. There are 2 golf courses on the outskirts with the town also recognised as walker-friendly.

DIRECTIONS

From the M&S at the south western end of High Street, Alton, proceed away from the town becoming Butts Road towards Winchester. At The Butts green railway bridge roundabout, turn right towards Basingstoke onto Whitedown Lane. Then turn 1st right into Bolle Road. Continue around the left handed bend and past the school entrance on the right. Turn next right still as Bolle Road where the house is around the bend.

SERVICES

All mains services

COUNCIL TAX

Band E - East Hampshire District Council



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VIEWING

Strictly by prior appointment with Warren Powell-Richards





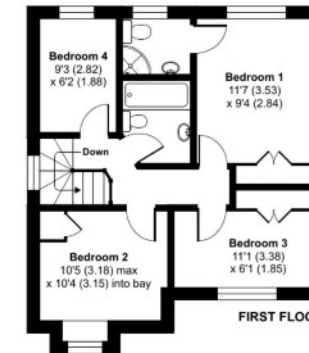
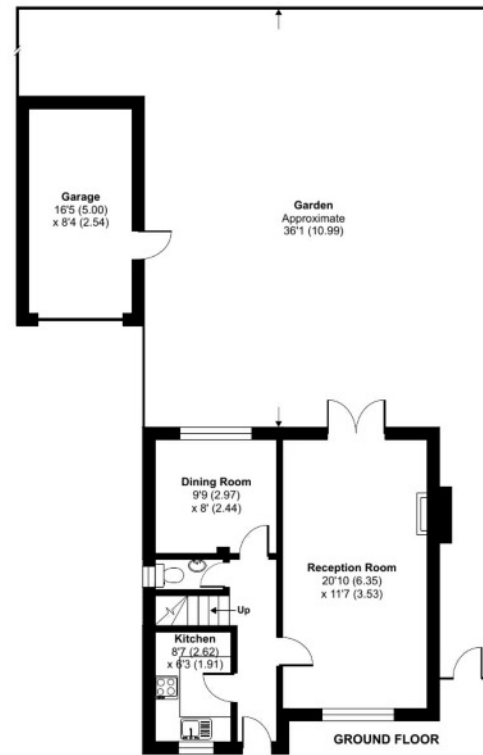
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Approximate Area = 1011 sq ft / 93.9 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1148 sq ft / 106.6 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). © nichecom 2024. Produced for Warren Powell-Richards. REF: 1079988

Energy Efficiency Rating		Current	Potential
100-91	A		
81-90	B		84
61-80	C	70	
41-60	D		
21-40	E		
1-20	F		
1-20	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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

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