

wpr

34 Reynolds Drive

Alton, Hampshire, GU34 2FT

Price £580,000



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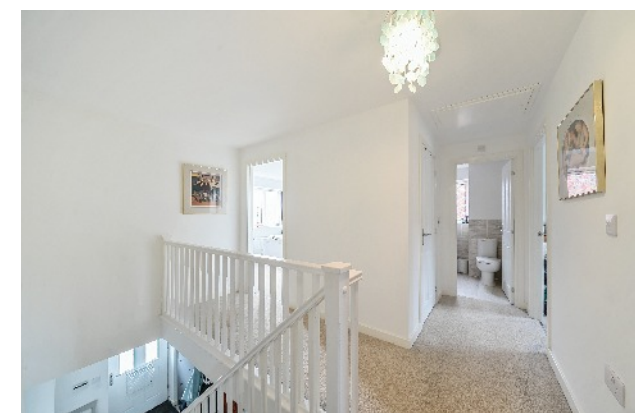
- Alton Station (Waterloo) 1.2 mile
- Centre of Alton town 1.5 mile
- A31 trunk road 1.4 mile
- Straightforward access to Basisngstoke & M3

A superbly positioned detached family home offering direct access and backing directly onto open farm and amenity land

- 27' kitchen breakfast dining room
- Separate utility room
- Sitting room
- Study
- Formal entrance hall with downstairs cloakroom
- 5 bedrooms
- En-suite shower room + family bathroom
- Detached brick-built garage
- Additional driveway parking for 2 vehicles
- Rear garden
- Garden office with light & power

DESCRIPTION

The property is a superbly positioned 5 bedroom detached family house set on the fringe of an exceptionally popular family orientated development on a select close of 5 detached houses, therefore experiencing zero through traffic. The property benefits from an additional garden room with full power and immediately to the rear of the property's back boundary there is a gently undulating meadow which will prove ideal for many country walks.



The accommodation is designed for modern living and boasts a 27' kitchen breakfast dining room across the back offering views and direct access via French windows to the rear garden. Naturally a property of this age offers full double glazing along with gas central heating and the balance of the developer's 10 year guarantee.

LOCATION

Set in a smart recent development called Oakfield Heights which benefits from being an elevated situation on the outskirts of Alton town. Although away from the hustle and bustle, the property is positioned 1.2 mile from Alton Station which is also set on the edge of the thriving town centre offering a range of national and local stores including Waitrose, M&S Food Hall and Sainsbury's. The area is known for having an excellent selection of pubs along with restaurants, wine bars and cafes.

DIRECTIONS

From Alton town centre take Normandy Street out of town. This turns into Anstey Road. After Shipley Close on the left, turn next left and proceed up Anstey Lane. Follow the road to the top and turn right into Upper Anstey Lane and then right into Bellow Abbey Way. Turn first left into Reynolds Drive and bear right. Follow the road along turning left into the first close where the property will be found in front of you.

SERVICES

All mains services

COUNCIL TAX

Band F - East Hampshire District Council



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VIEWING

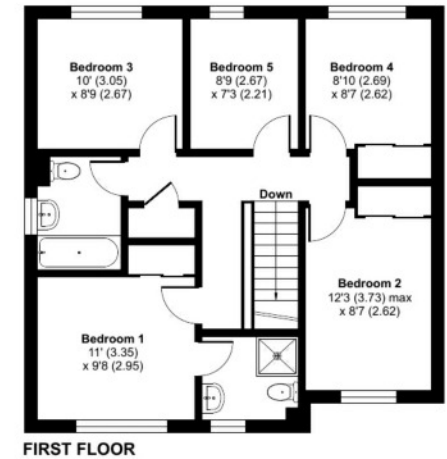
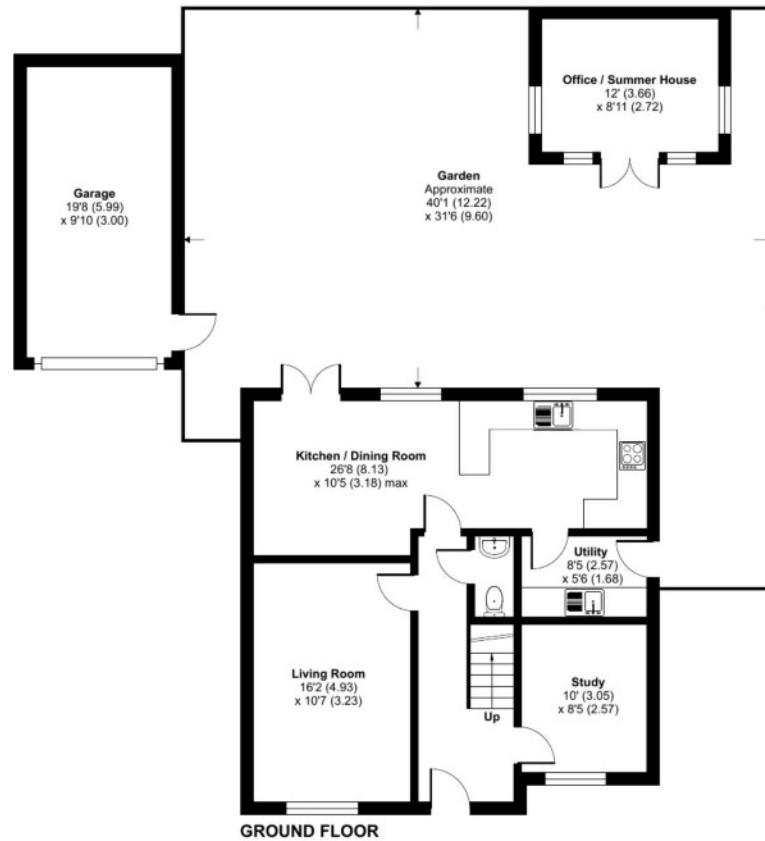
Strictly by prior appointment with Warren Powell-Richards





Reynolds Drive, Alton, GU34

Approximate Area = 1412 sq ft / 131.1 sq m
 Garage = 193 sq ft / 17.9 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 1713 sq ft / 159 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). © ricocom 2024. Produced for Warren Powell-Richards. REF: 1081178

Energy Efficiency Rating	
Current	Potential
Information on how to improve energy efficiency and lower running costs	
A	93
B	85
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.