

# 55 Ackender Road

Alton, Hampshire, GU34 1JT

Price £550,000

wpr





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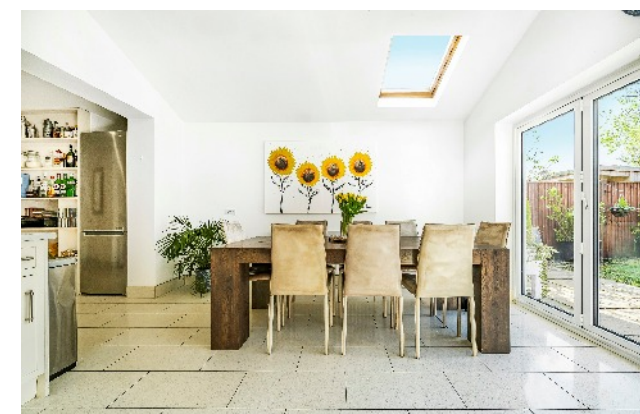
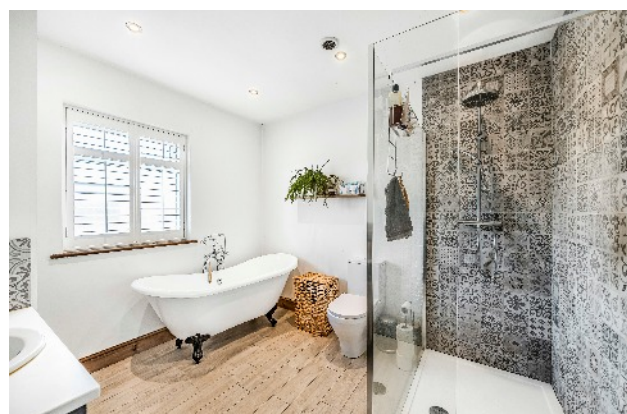
Alton, Hampshire, GU34 1JT

Price £550,000 Freehold

- Alton Station 1.1 mile
- Market Square town centre 0.4 mile
- A31 trunk road 1 mile
- Easy access to Basingstoke

A beautifully presented and extended 3 bedroom semi-detached character property set within a highly desirable town center street with off road parking for 2 cars. The lovely rear garden enjoys a South Westerly orientation with bi-fold doors leading from the large kitchen/breakfast room.

- Large kitchen/breakfast room with bi-fold doors
- Open plan reception room with log burner
- 3 double bedrooms
- Family bathroom and en-suite
- Utility room with cloakroom
- South Westerly facing garden
- Off road parking for 2 cars
- Gas central heating and double glazing
- Short walk to the town centre
- Close to the Water Meadows



## DESCRIPTION

This well planned and spacious family home is light and airy throughout and has been extended at the back to create a large open plan kitchen/breakfast room with bi fold doors leading to the south westerly facing enclosed rear garden. The large double aspect lounge to the front of the property benefits from a log burner and plenty of space to create a separate study or dining area at one end. The downstairs accommodation also includes an area with plenty of built in storage leading to the utility room and downstairs cloakroom together with a door leading out to the side of the property. On the first floor there are 2 good sized double bedrooms and family bathroom. The main bedroom is on the 2nd floor and comes complete with fitted wardrobes and an en-suite shower room.

To the outside of the property there is off road parking for 2 cars and access around the side leading to the enclosed rear garden with patio, lawned area and large shed.

## LOCATION

The property is set approximately 350 metres from the M&S Foodhall. Situated in a prized town centre road which enjoys an access only restriction. Ackender Road boasts a pleasing eclectic mix of housing styles, predominately from the Victorian era. A massive attribute with this property is the close proximity to Alton's vibrant town centre with its array of major and family shops, restaurants and inns, the aforementioned M&S, Waitrose, Sainsbury's, Lidl and Aldi stores, primary and senior schools, a library, museum and gallery. Just beyond the town centre lies the station (Waterloo line), HSDC Alton College and Kings Pond, with the Alton School, Alton Sports Centre and 2 golf courses on the outskirts.





## DIRECTIONS

From the M&S Foodhall, at the western end of High Street, Alton, proceed along Butts road turning right into Ackender Road where the property can be found half way up on the left hand side

## COUNCIL TAX

Band E - East Hampshire District Council.

## SERVICES

All mains services.



78 High Street, Alton, Hampshire, GU34 1EN  
t: 01420 87379 e: alton@wpr.co.uk

## VIEWING

Strictly by prior appointment with Warren Powell-Richards

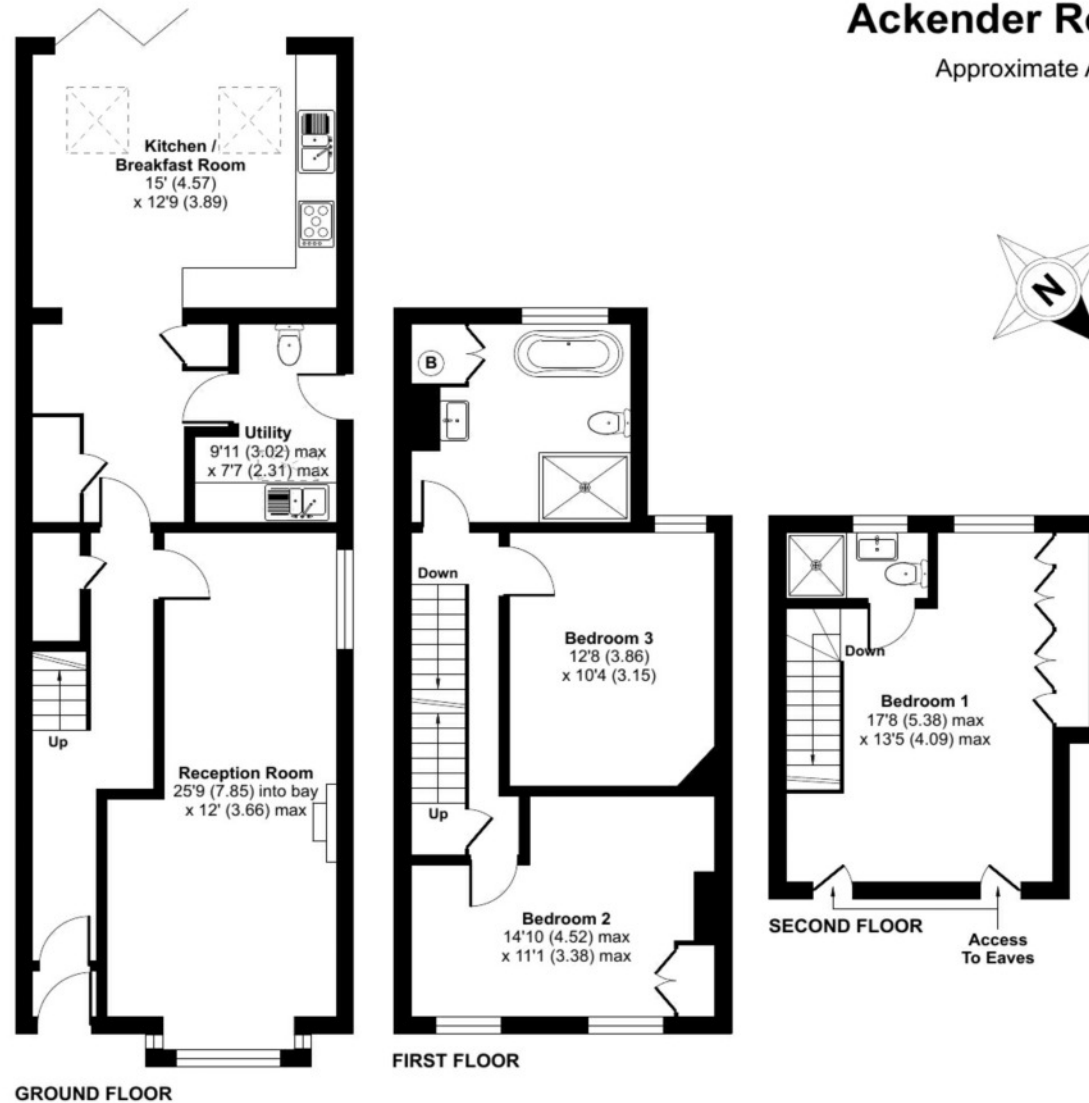




# Ackender Road, Alton, GU34

Approximate Area = 1473 sq ft / 136.8 sq m

For identification only - Not to scale



Certified Property Measurer

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: 1112516

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
64	85
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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