

21 Robin Close

Alton, Hampshire, GU34 2JF

Price £359,950

warren
powell-richards



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Price £359,950 Freehold

- Wooteys & Alton Schools nearby
- Anstey Park & shops nearby
- Alton Station 0.9 mile
- High Street 1.2 miles

A beautifully presented and totally refurbished 3 bedroom property located in the popular Wooteys area.

- Bright and spacious living room
- Stunning kitchen opening to dining area
- Downstairs cloakroom
- 3 bedrooms
- Landscaped rear garden
- Garage in a block

DESCRIPTION

This well proportioned family house has an entrance porch with storage cupboard, bright and spacious living room with feature wall and electric wood burning stove, modern kitchen opening to the conservatory/dining room, rear lobby and downstairs cloakroom on the ground floor. To the first floor there is a refitted bathroom and 3 good size bedrooms, there is access to the loft from the landing. The rear garden has been landscaped with a decked seating area as well as an area of Astroturf perfect for children. There is double glazing and gas central heating.



LOCATION

Robin Close lies on the Northerly side of the historic market town of Alton. The neighbourhood is recognised for providing a shopping parade, Wooteys Junior and Infant Schools, Alton College and bus services. There is also a network of footpaths with Anstey Park's recreational facilities, a fitness club, Alton Convent/School and open countryside beyond. The town has High Street shops, stores such as Sainsbury's, M&S Foodhall, Iceland, Boots, Aldi and Waitrose, a station (Waterloo line), senior schools, a library, museum and gallery, a sports centre and, on the outskirts, 2 golf courses.

DIRECTIONS

Leaving Alton's town centre on the Anstey Road turn left into Anstey Lane taking the second left into Geales Crescent. Take the first right into Plovers Way and then take the fourth right into Robin Close.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

All mains services.

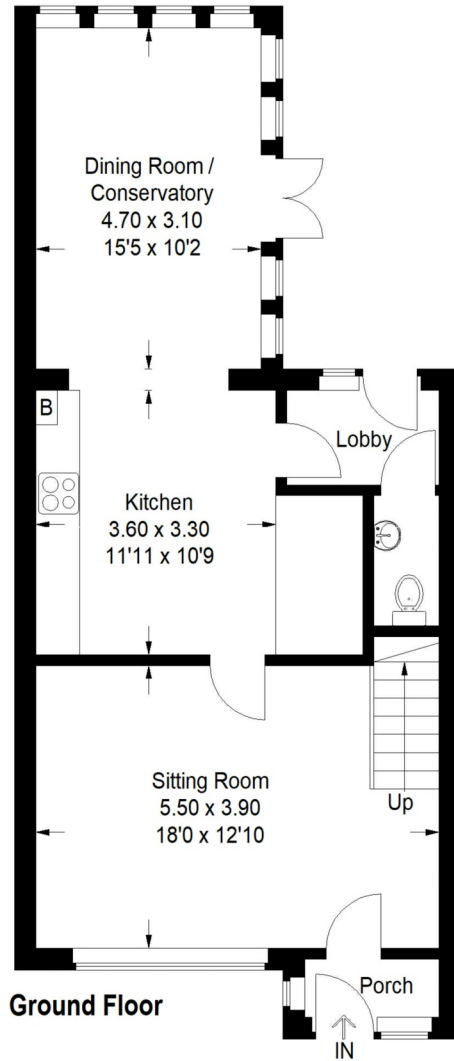


78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wprhomes.co.uk

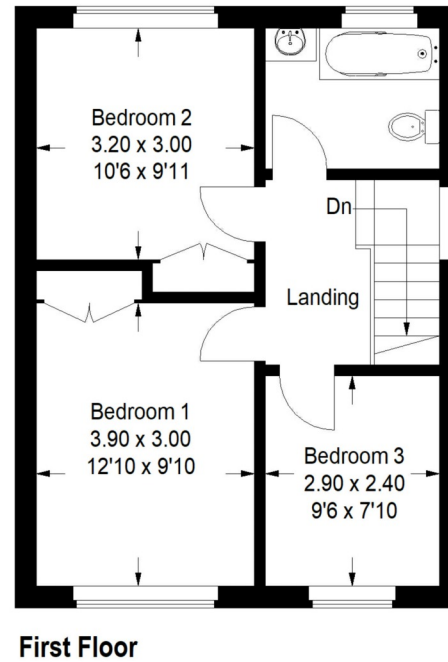
VIEWING

Strictly by prior appointment with Warren Powell-Richards

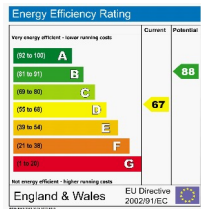




Approximate Gross Internal Area
 Ground Floor = 60.6 sq m / 652 sq ft
 First Floor = 42.7 sq m / 460 sq ft
 Total = 103.3 sq m / 1112 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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