

29 Beavers Close

Alton, Hampshire, GU34 2EF

Price £480,000

wpr



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Alton, Hampshire, GU34 2EF

Price £480,000 Freehold

- Countryside within vicinity
- High Street within 0.6 mile
- Local shops on Southview Rise
- Schools, College & water meadows nearby

A well presented 3/4 bedroom detached family home located in a quiet cul-de-sac with driveway parking and garage

- 3 bedrooms
- 4th bedroom/study
- Large living room with log burner
- Dining room & kitchen
- Family bathroom & shower room
- Private rear garden
- Garage & driveway

DESCRIPTION

This well planned and spacious family home is light and airy throughout and set in a quiet cul-de-sac within walking distance of the water meadows and Alton town centre.

On entering the property there is a spacious hallway with doors leading to the study/4th bedroom, downstairs bathroom and dining room. The large triple aspect lounge at the front of the property is accessed from the dining room via double doors and benefits from a log burner and plenty of natural light. The kitchen is equipped with a large expanse of worktop, plenty of cupboards and is set at the rear of the property with both access and views over the garden. Upstairs there are 3 good sized bedrooms, landing and shower room.



The garden wraps around the back of the house and is mainly laid to lawn with a patio area, useful shed and access to the garage. It also has a back gate leading to a large communal grassed area. To the front of the property there is off road parking leading up to the garage together with a large lawned area.

LOCATION

Beavers Close is a cul-de-sac culminating in a central green and has a children's play area and allotments in the neighbourhood with a nearby footpath leading to Shalden village. The close consists of houses of varying sizes and designs within 0.6 mile of the High Street. This popular Greenfields area lies above the water meadows, which contains shortcut paths to the historic town centre. The neighbourhood also has bus services, Alton College and access to road routes leading to Basingstoke, the M3 motorway and the Thames Valley. Alton presents major shops, cafes and bars, stores such as Sainsbury's, M&S and Waitrose, primary and senior schools, nurseries, churches, open air markets and events, fitness clubs, a station (direct rail service to London Waterloo in 67 minutes minimum), a sports centre and two golf courses.

DIRECTIONS

From the Crown Hotel mini-roundabout at the top of High Street, Alton, exit towards HSDC Alton College. At the next mini-roundabout, exit ahead still towards Alton College, then turn 2nd left into Greenfields Avenue. Turn 3rd right into Beavers Close then next right where the property will be found towards the end on the left hand side.

COUNCIL TAX

Band E- East Hampshire District Council.

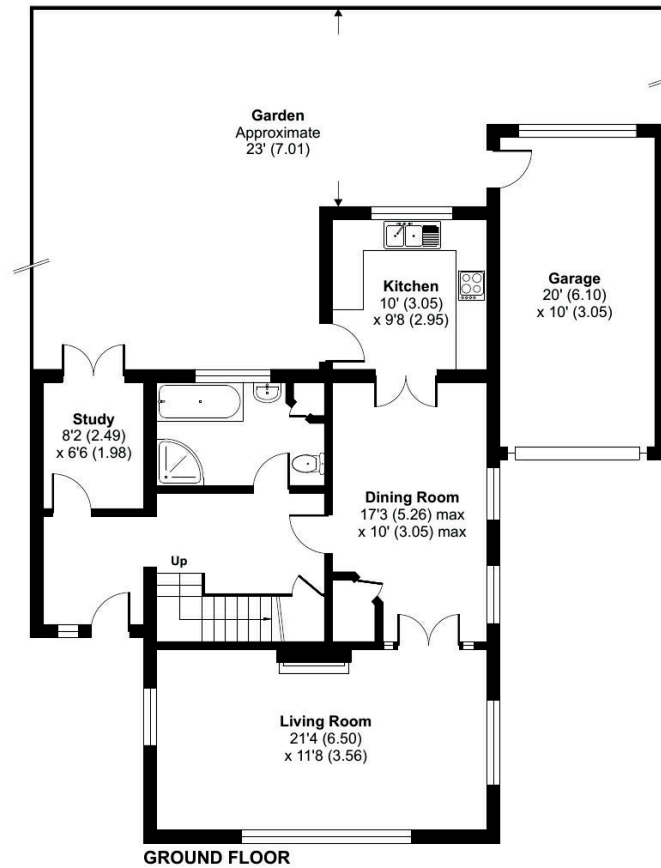
SERVICES

All mains services.

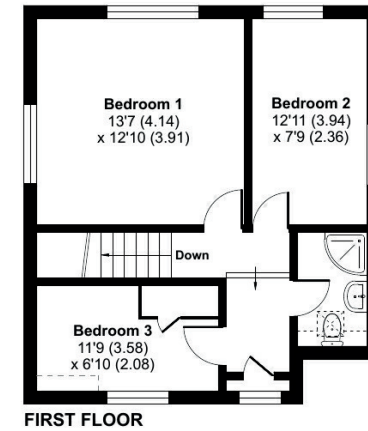


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Approximate Area = 1327 sq ft / 123.2 sq m
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Garage = 200 sq ft / 18.5 sq m
 Total = 1536 sq ft / 142.5 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Warren Powell-Richards. REF: 1038807

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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