

wpr

# 30 Southview Rise

Alton, Hampshire, GU34 2AH

Price £399,950



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Price £399,950 Freehold

- Local shops 0.1 mile
- Countryside & allotments nearby
- High Street 0.65 mile
- Schools & College in vicinity

An immaculately presented 3 bedroom semi-detached house which has been much improved by the current owner, occupying an elevated setting in the popular Greenfields area

- Large living/dining room
- Stunning modern kitchen
- White bathroom suite & downstairs shower room
- 3 - 4 bedrooms plus occasional loft room
- Garage & parking
- Attractive rear garden
- Chain-free sale



## LOCATION

Southview Rise, a popular residential road in the Amery Farm/Greenfields area, has a shopping parade, bus service, water meadows, St Lawrence Primary and Amery Hill senior schools, HSDC Alton College, St Lawrence Church, allotments and open countryside in the neighbourhood. Walker friendly Alton, an historic old market town, has High Street shops, Sainsbury's, Aldi, Iceland, M&S and Waitrose stores, The Curtis Museum and Allen Gallery, a station (Waterloo line), a sports centre and two outlying golf courses.

## DIRECTIONS

From the Queen Elizabeth Place mini-roundabout at the station end of the town centre, exit towards Alton College. At the Crown Hotel mini-roundabout, turn right up Church Street still towards the College. Proceed ahead at the next mini-roundabout towards the College. Then turn second left into Greenfields Avenue and second right into Southview Rise. The house is on the right hand side.

## SERVICES

All mains services.

## COUNCIL TAX

Band D - East Hampshire District Council.



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## VIEWING

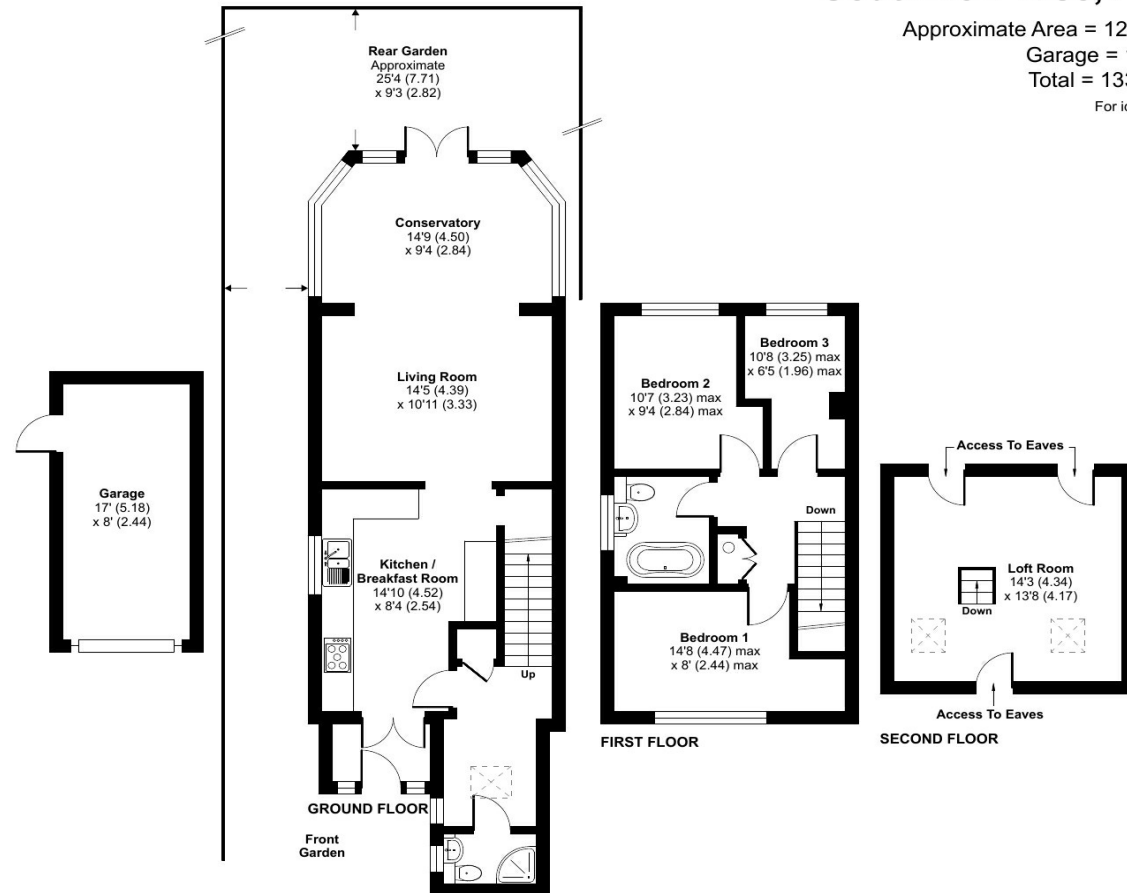
Strictly by prior appointment with Warren Powell-Richards



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Approximate Area = 1201 sq ft / 111.5 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1337 sq ft / 124.1 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: 1071092

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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