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2 Garstons Way

Holybourne, Alton, Hampshire, GU34 4BQ

Price £450,000



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Price £450,000 Freehold

- Anstey Park nearby
- Alton Station 0.75 mile walk
- Holybourne village & schools
- High Street 1.1 mile walk

A beautifully presented 3 bedroom semi-detached house on the Barley Fields development within walking distance of the town centre and train station.

- Private garden
- Living room opening to garden
- Master bedroom with en-suite
- Two further bedrooms
- Lovely modern kitchen
- Garage & driveway

DESCRIPTION

A well presented and spacious 3 bedroom semi-detached house offering well planned family accommodation. The accommodation comprises, entrance hall with cloakroom, a modern kitchen/breakfast room, large living room, with doors opening to the patio. Upstairs includes a principle bedroom with built-in wardrobe and en-suite shower room, two further bedrooms, and a family bathroom. Outside the property there is a driveway leading to a garage. The rear garden is a good size with area of lawn, patio as well as mature shrubs.



LOCATION

Located on the Barley Fields development, complete with meadow and children's playground. The position of the property gives easy walking access to the Alton Retail Park (consisting of Wicks, Aldi and Pets at Home), the train station and Waitrose as well as the Anstey Fields and the village of Holybourne. Also within striking distance is Alton's thriving town centre which offers major and family shops and stores such as M&S, Boots and Sainsbury's along with an excellent range of restaurants inns and hotels. Schools for all age groups are close to hand as is the aforementioned station which provides a rail link to London Waterloo in around 67 minutes.

DIRECTIONS

From the Queen Elizabeth Place mini-roundabout on the eastern side of Alton town centre, proceed away from the town towards Holybourne on Normandy Street soon becoming Anstey Road. Continue passing Anstey Park on the left, unknowingly becoming London Road. At the Eggar's school traffic lights, turn right into Garstons Way. The property is on the right hand side.

COUNCIL TAX

Band E - East Hampshire District Council.

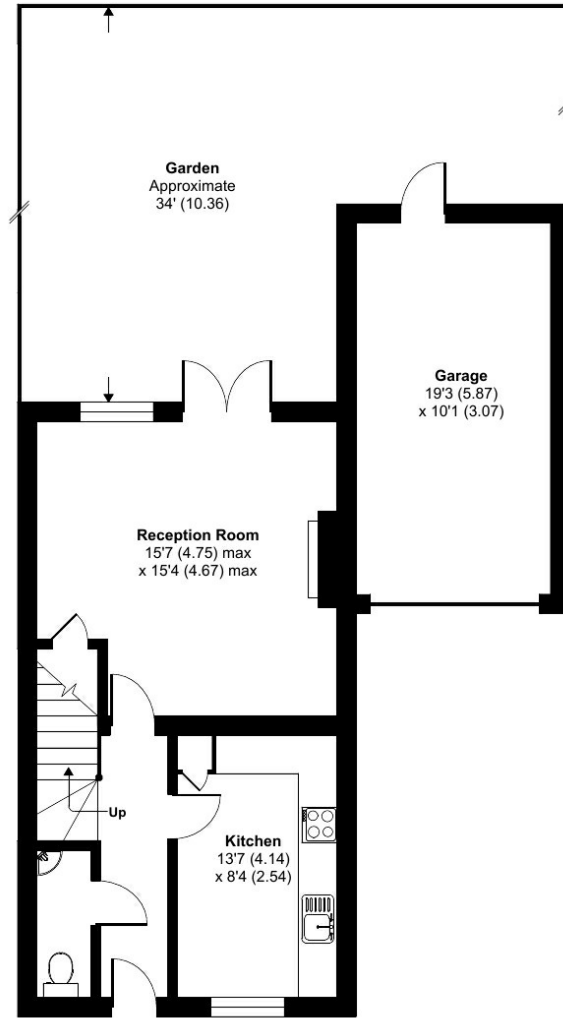
SERVICES

All mains services.

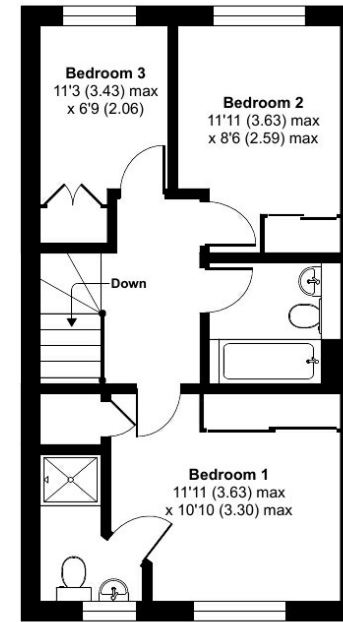


Garstons Way, GU34

Approximate Area = 940 sq ft / 87.3 sq m
 Garage = 197 sq ft / 18.3 sq m
 Total = 1137 sq ft / 105.6 sq m
 For identification only - Not to scale



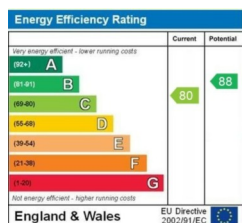
GROUND FLOOR



FIRST FLOOR



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: 1088977



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