

70 Greenfields Avenue

Alton, Hampshire, GU34 2EW

Price £385,000

wpr



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Price £385,000 Freehold

- Alton Station (Waterloo) 0.9 mile
- Town centre 0.8 mile (nearer on foot)
- A31 trunk road 1.7 mile
- Easy road access to Basingstoke and M3

A spacious and well presented 3 bedroom semi-detached house with garden, driveway and parking. Chain Free.

- 3 bedrooms
- Kitchen/dining room
- Lounge
- Fitted kitchen
- White bathroom suite
- Entrance porch
- Garden with patio and grassed area
- Garage & driveway parking

DESCRIPTION

This semi-detached 3 bedroom house is light and airy and has an open plan lounge/dining area leading to a fully equipped kitchen at the back of the house with back door leading into the garden. To the first floor there are 3 bedrooms and a family bathroom suite with separate shower cubicle as well as access to the loft. The house also benefits from uPVC double glazed windows and a gas central heating system. The enclosed rear garden has a large patio area as well as lawn with shrub and well stocked flower borders. There is side access to the garage and to the front of the property.



LOCATION

The house is situated in a popular location approximately a mile to the north of Alton town centre. The B3349 New Odiham Road allows access to the M3 Junction 5, whilst the neighbourhood also includes a general store on Southview Rise, bus services, St Lawrence and Amery Hill Schools and HSDC Alton College. Alton's Georgian influenced High Street presents varied shops leading to open air weekly and specialist markets, stores such as Sainsbury's, M&S, Boots, Aldi, Lidl and Iceland, churches, a fitness club, a library, and restaurants and inns. The town, recognised as being walker friendly, also provides a station (Waterloo line), Waitrose and Aldi stores, primary schools, a leisure centre, and two golf courses on the outskirts.

DIRECTIONS

From Alton town centre take Church Street which in turn becomes the Old Odiham Road. Turn left into Greenfields Avenue where the house can be found on the right hand side.

COUNCIL TAX

Band D - East Hampshire District Council -

SERVICES

All mains services.



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

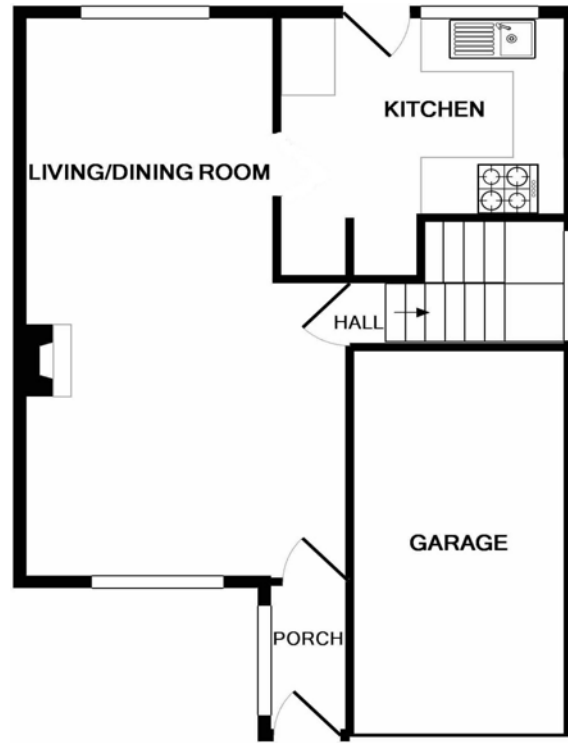
VIEWING

Strictly by prior appointment with Warren Powell-Richards



Ground floor:
 Living/dining/kitchen 6.83m x 6.22m
 (22'5 x 20'5)

First floor:
 Bedroom 1 - 3.10m x 3.58m (10'2 x 11'9)
 Bedroom 2 - 3.25m x 3.15m (10'8 x 10'4)
 Bedroom 3 - 1.68m x 2.34m (5'6 x 7'8)



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
Current	Potential
	84
66	
<small>Very energy efficient - lower running costs</small> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-54) F (1-20) G <small>(Not energy efficient - higher running costs)</small>	
England & Wales	EU Directive 2002/91/EC

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