

38 Wentworth Gardens

Alton, Hampshire, GU34 2BJ

Price £399,950

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Price £399,950 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 3 bedroom semi detached house with good sized garden, parking and garage in a prime location next to the Water Meadows & close to the town centre. The property is an ideal blank canvas for someone to update and improve. No chain.

- 3 bedrooms
- Lounge/dining room
- Kitchen with door to the rear garden
- Bathroom & separate toilet
- 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 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 with separate toilet 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 patio area as well as lawn with shrubs, flower borders, a greenhouse and summer house. 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. Proceed along the road and turn 2nd left into Wentworth Gardens. Proceed straight down bearing right where the house can be found on the right hand side.

COUNCIL TAX

Band D - East Hampshire District Council -

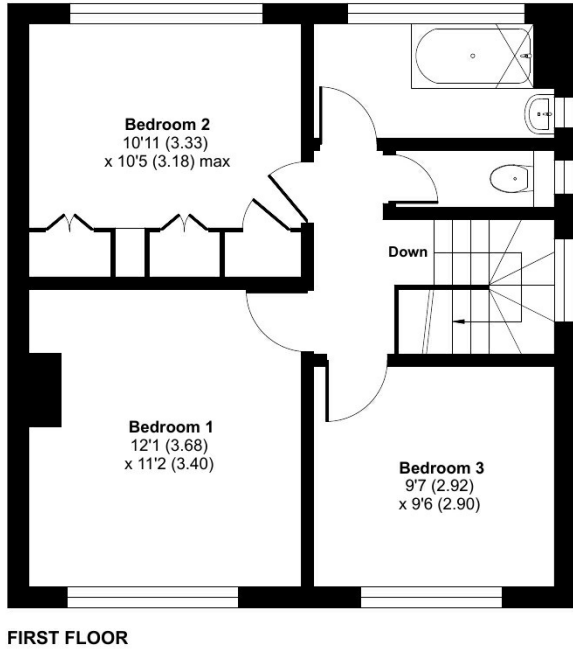
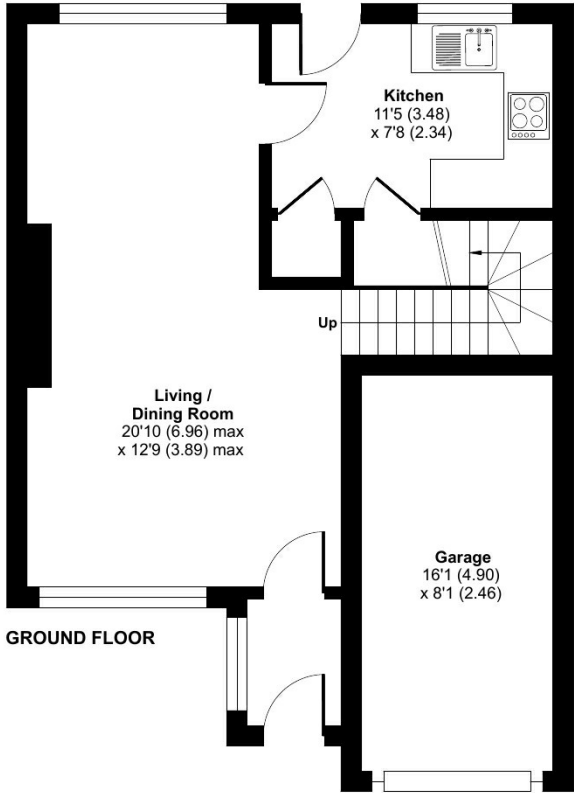
SERVICES

All mains services.



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Approximate Area = 929 sq ft / 86.3 sq m
 Garage = 127 sq ft / 11.7 sq m
 Total = 1056 sq ft / 98 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). © nchecon 2024. Produced for Warren Powell-Richards. REF: 1135819

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		
(21-38)	F		
(1-20)	G	19	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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