

65 Haydock Close

Alton, Hampshire, GU34 2TL

Price £375,000

wpr



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Price £375,000 Freehold

- Walks on Windmill Hill
- High Street within 0.8 mile drive
- Station 1 mile (Waterloo line)
- Golf course & National Park to South

A 3 double bedroom mid 1980s Bryant Homes end terrace house positioned in the popular elevated Racecourse development set adjacent to the town centre.

- 22' living / dining room
- Refitted kitchen
- Integral garage
- 3 bedrooms
- Enclosed garden
- Residential close

DESCRIPTION

A superb end terraced house set on the ever popular racecourse development. The property offers three good sized bedrooms along with a family bathroom, a 22' living/dining room and a refitted kitchen which overlooks the rear garden. There is also a lean-to conservatory/glasshouse which will probably need replacing. The property is approached by a long private driveway leading to an integral garage. The rear garden is nicely presented and fully enclosed.



LOCATION

The house is set in a meandering close of private houses of varying designs and sizes. The neighbourhood is regularly requested by house buyers and referred to as the Racecourse area due to the names of this road network being on Alton's southern country outskirts yet within 0.8 mile drive of the High Street (less on foot). To the south is Windmill Hill with rural footpaths and the 18-hole Worldham Golf Club located beyond. An intricate network of town footpaths enables alternative access to the High Street shops and station (Waterloo line). Alton, an historic old market town, also provides in-town Sainsbury's, M&S, Iceland and Boots stores, a Waitrose store by the station, weekly and specialist open air market events, a programme of outdoor activities, primary and senior schools, Alton School, a further education college, health clubs and a sports centre.

DIRECTIONS

From the M&S Food hall store at the Western end of High Street, Alton, proceed along Drayman's Way, the town's inner relief road, continuing straight ahead at the Sainsbury's mini-roundabout. At the next mini-roundabout, turn right into Lower Turk Street and first right up Turk Street becoming Windmill Hill. At the top, turn right into The Ridgeway. Then turn third right into Haydock Close. The house is third on the right

COUNCIL TAX

Band D - East Hampshire District Council.

SERVICES

All mains services.

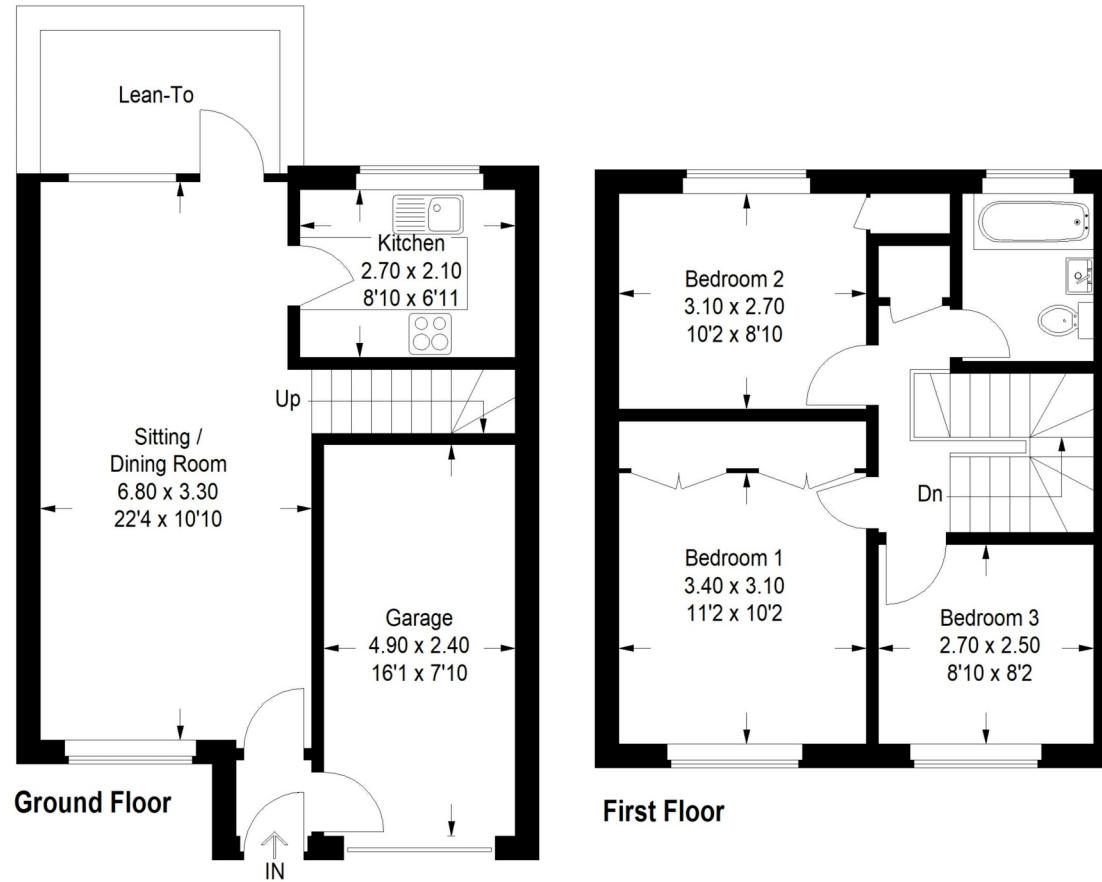


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





Haydock Close

Approximate Gross Internal Area
 Ground Floor = 49.3 sq m / 531 sq ft
 First Floor = 39.5 sq m / 425 sq ft
 Total = 88.8 sq m / 956 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		88
	B (81-91)		
	C (69-80)	71	
	D (55-68)		
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		
England & Wales		EU Directive 2002/91/EC	

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