

5 Kellynch Close

Alton, Hampshire, GU34 2EG

Price £449,750

wpr



5 Kellynch Close
Alton, Hampshire, GU34 2EG

Price £449,750 Freehold

- Country & water meadows within 250 yards walk
- Southview Rise shops within 0.33 mile walk
- High Street within 0.7 mile drive
- B3349 within 0.35 mile for M3

Offering unrivalled two storey 5 bedroom accommodation, a 1972 Wimpey built semi-detached house in a well regarded close with rooftop country views

- 24'6 living room & separate dining
- Kitchen & cloaks/shower
- Refitted upstairs bathroom
- 18'11 long hall & vestibule
- Garage & 2 car drive
- Secluded south westerly garden

DESCRIPTION

Set between open North Downs countryside and the town's water meadows, the property is being sold for the first time since new, having been extended with pitched roofs and a vestibule in 1992 and now offers an impressive family sized house with scope for updating and further enhancement. All bedrooms have wardrobes or cupboards whilst additional characteristics include uPVC double glazing (except the entrance vestibule), coved ceilings, a gas heating system with radiators and a Potterton Profile 660E boiler and a fireplace to the L-shaped living room. Sanitaryware is in white featuring a double ended bath with a hand shower attachment, downlighting and a chrome heated multi towel rail.

The kitchen provides spaces for a washing machine, dishwasher/fridge freezer and electric cooker with both downlighting and under pelmet lighting. The loft is fitted with a ladder and lights.



Naturally sheltered by hedging the sun terrace and rear lawn enjoy a sunny environment and has a light and tap. A second tap, light and power are included in the integral garage handily accessed by a door from the kitchen.

LOCATION

Kellynch Close is in a network of cul-de-sacs and has allotments in the neighbourhood with a footpath leading to Shalden village. The closes consist of houses of varying sizes and designs. This popular Greenfields area lies above the water meadows, which contain shortcut paths to the historic town centre. The neighbourhood also has bus services, HSDC Alton College and access to road routes leading to Basingstoke, the M3 motorway and the Thames Valley. Alton presents major shops, cafes and bars, stores such as Sainsbury's, M&S, Aldi and Waitrose, primary and senior schools, nurseries, churches, open air markets and events, fitness clubs, a station (direct rail service to London Waterloo in 69 minutes minimum), a retail park, a sports centre and two golf courses.

DIRECTIONS

From the Queen Elizabeth Place roundabout at the station end of Drayman's Way, Alton's inner relief road, exit signposted Alton College onto Normandy Street. At the next mini-roundabout turn right still towards the College onto Church Street. Continue ahead at the next mini-roundabout towards the College. Then turn 2nd left into Greenfields Avenue. Turn 4th right into Kellynch Close where the house is 3rd on the left.

COUNCIL TAX

Band D - East Hampshire District Council.

SERVICES

All mains services.

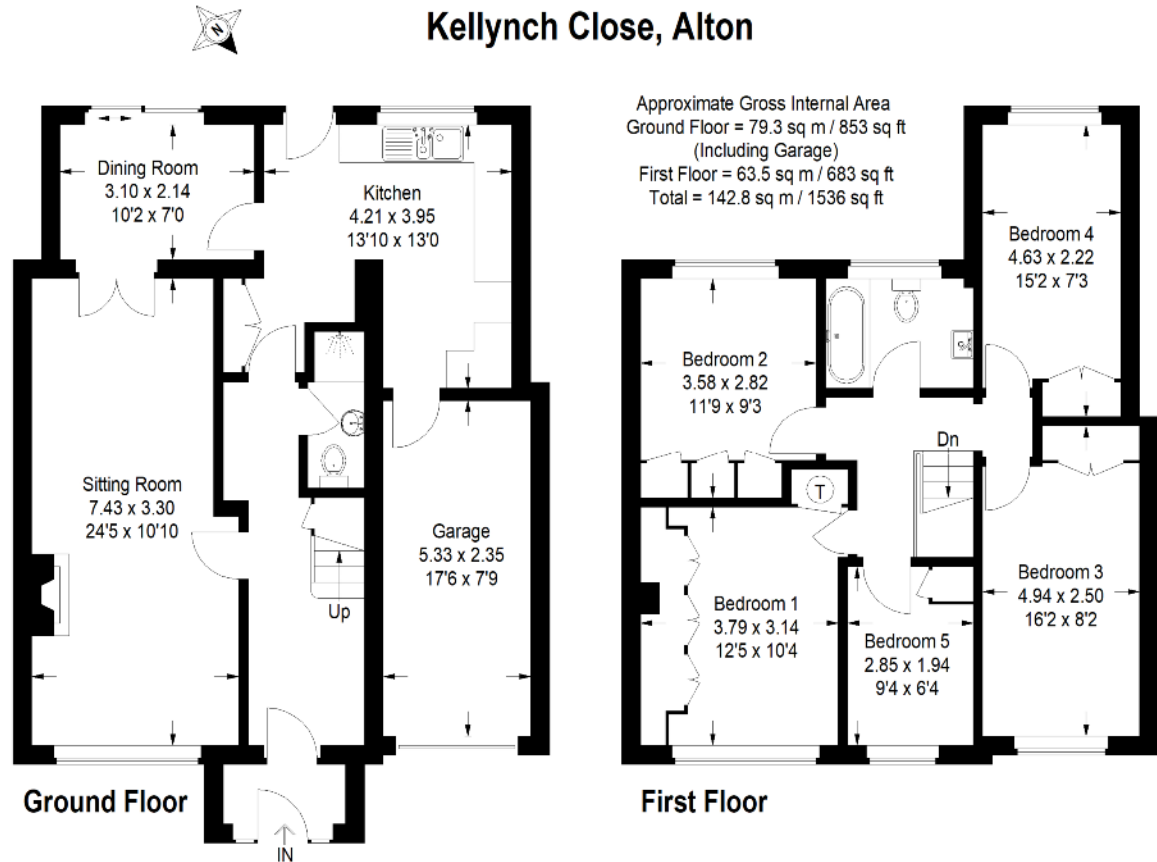
NB

The coal effect gas fire in the living room is currently disused





Kellynch Close, Alton



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>82</p> <p>87</p>

England & Wales EU Directive 2002/91/EC

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

NOWCKKDa421080

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.