

55 Thorpe Gardens

Alton, Hampshire, GU34 2BQ

Price £395,000

wpr



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Price £395,000 Freehold

- 0.2 mile water meadows & B3349
- Market Square 0.6 mile
- Country walks nearby
- 9 miles to M3

A spacious 3 bedroom semi-detached house with established rear garden, driveway and parking.

- Living room
- Kitchen & dining room
- White bathroom suite
- 3 bedrooms
- Lovely garden & outlook
- Garage & driveway

DESCRIPTION

The house is located in a quiet close consisting of similar private homes occupying an elevated setting near the end of the cul-de-sac. The open plan living/dining room is bright spacious with fireplace and door leading to the well equipped kitchen. To the first floor there are 3 bedrooms and a family bathroom as well as access to the loft which is boarded. The enclosed rear garden has a seating area with grapevine as well as lawn with shrub and flower borders. There is rear access to the garage which has power and light. There is driveway parking for at least 2 vehicles. The property also benefits from gas central heating and double glazing throughout.



LOCATION

Thorpe Gardens is a pleasant cul-de-sac bordering open countryside and lying above the large green area known locally as 'Flood Meadows'. Situated on the outskirts of Alton, the house is strategically placed for quick access to major road routes and is within walking distance of the town centre via footpaths. The popular market town of Alton offers a good range of individual and major shops including Aldi, Iceland, Sainsbury's, Marks & Spencer, Waitrose and Boots. The town also benefits from a leisure centre, bars and hotels, weekly and specialist markets and rail services to London Waterloo. It has a number of good primary schools, two highly regarded secondary schools and a further education college as well as Alton School. The town is surrounded by beautiful Hampshire countryside and is well situated between the regional centres of Basingstoke, Winchester and Guildford.

DIRECTIONS

From High Street, Alton by the banks, turn beside Boots the Chemist up Market Street and proceed ahead becoming Lenten Street and Basingstoke Road. At the mini-roundabout, turn right onto the B3349. At the next roundabout, turn right into Greenfields Avenue, then first left into Thorpe Gardens.

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

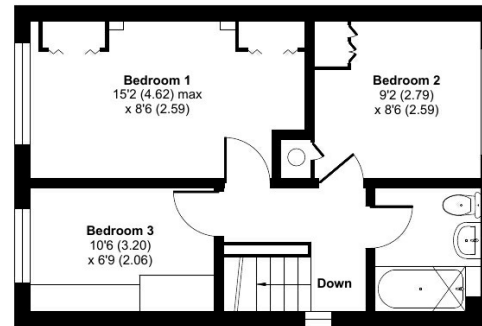
VIEWING

Strictly by prior appointment with Warren Powell-Richards

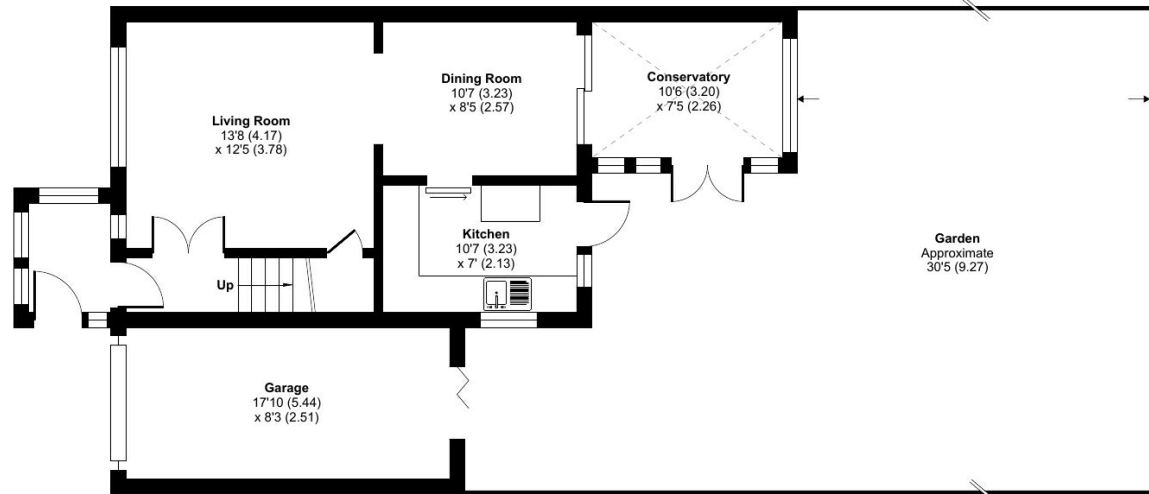


Thorpe Gardens, Alton, GU34

Approximate Area = 911 sq ft / 84.6 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1060 sq ft / 98.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checon 2024. Produced for Warren Powell-Richards. REF: 1098047

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		72	75

England & Wales EU Directive 2002/91/EC

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