

15 Balmoral Close

Alton, Hampshire, GU34 1QY

Price £780,000

wpr



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Price £780,000 Freehold

- Alton High Street 0.7 mile
- Train station 1.2 miles
- Basingstoke within 12 miles
- Road routes to London

An attractive and well-presented 5 bedroom detached house set in one of Alton's premier residential locations.

- 5 Bedrooms
- Living room & dining room
- Kitchen & utility room
- Detached double garage & driveway
- Family bathroom & en-suite
- Downstairs cloakroom

DESCRIPTION

Being sold for the 1st time since new, the property was built in the late 1970's and has been well maintained and extended by the present owner. The house has large double glazed windows making it light and airy throughout. There is a good size living room, separate dining room, modern kitchen with breakfast bar, utility and cloakroom. On the 1st floor there are 5 bedrooms, master with en-suite and a family bathroom. The house benefits from a large wrap around garden with views to countryside beyond.



LOCATION

Balmoral Close is an attractive no-through road and is made up of mostly detached houses with views over to Will Hall Farm. Alton is a historic market town with a sports centre, library, museum, several churches, a range of restaurants, pubs and cafes and has High Street shops including national retailers and unique independent shops. There is also a range of supermarkets including Sainsbury's, Waitrose and Marks & Spencer. There are major road and rail links with the A31 bypassing Alton and the A3 and M3 nearby. The train station has direct links with London Waterloo.

DIRECTIONS

From Alton town centre take Lenten Street out of town, this turns into the Basingstoke Road, proceed on Basingstoke Road turning left into Highridge. At the T-junction turn left whilst still in Highridge - follow the road down into Princess Drive, turn left into Balmoral Close.

COUNCIL TAX

Band F - East Hampshire District Council.
Local authority - East Hampshire District Council.

SERVICES

All mains services.



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VIEWING

Strictly by prior appointment with Warren Powell-Richards.



Balmoral Close, Alton, GU34

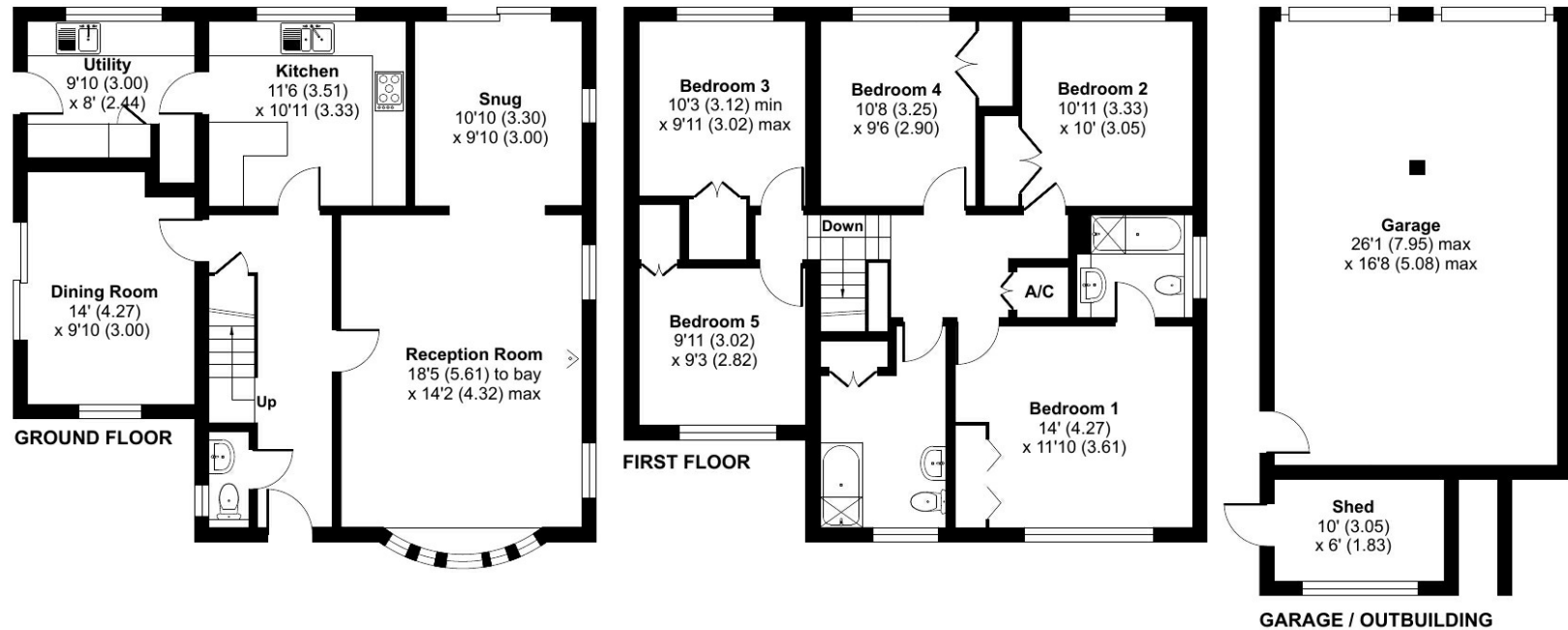
Approximate Area = 1807 sq ft / 167.8 sq m

Garage = 435 sq ft / 40.4 sq m

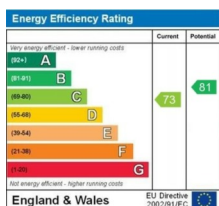
Outbuilding = 60 sq ft / 5.5 sq m

Total = 2302 sq ft / 213.8 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). © nichecom 2022. Produced for Warren Powell-Richards. REF: 925944



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