

40 Greenfields Avenue

Alton, Hampshire, GU34 2EE

Price £450,000

wpr



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Price £450,000 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 delightful detached bungalow with wraparound garden, garage and driveway.

- Currently 2 bedrooms (formally 3)
- Bathroom
- Excellent sitting/dining room with French windows to garden
- Fitted kitchen
- Entrance hall
- Rear patio and seating area
- Lawned gardens predominantly to one side
- Garage & driveway parking

DESCRIPTION

This detached 2 bedroom bungalow boasts a fully equipped kitchen with integrated appliances, a modern bathroom suite with separate shower cubicle, uPVC framed double glazed windows and a central heating system. The home is set on a bold corner plot with easy to maintain mature gardens and further benefits from a single garage and off road parking. The current owners opted to enlarge the principal bedroom significantly by combining it with bedroom three. This could quite easily be reversed should the new owner choose.



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 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 where the house can be found on the right hand side.

COUNCIL TAX

Band C - East Hampshire District Council -

SERVICES

All mains services.



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VIEWING

Strictly by prior appointment with Warren Powell-Richards



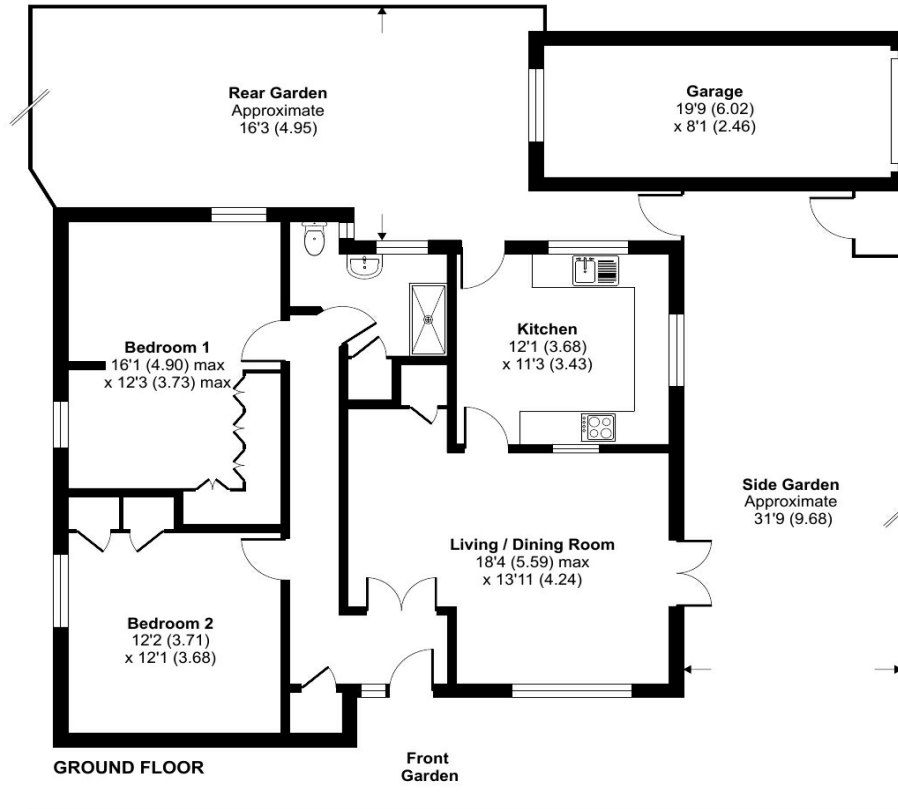
Greenfields Avenue, Alton, GU34

Approximate Area = 971 sq ft / 90.2 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1130 sq ft / 104.9 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). © nitchecom 2024. Produced for Warren Powell-Richards. REF: 1081084

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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