

warren  
powell-richards

26 Buckmore Avenue, Petersfield  
Hampshire, GU32 2EG

## 26 Buckmore Avenue, Petersfield Hampshire. GU32 2EG

Guide Price £545,950

An immaculately presented detached bungalow that has been significantly improved by the current owners. Together with an entrance porch and a spacious hall, there is a triple aspect living room with wall mounted gas flame effect fire and double glazed doors leading to patio and rear garden. The kitchen has been extended to provide an additional dining area and completely refitted with a comprehensive range of cupboards together with a built in electric double oven, induction hob, extractor hood and plumbing for dishwasher. Alongside is a separate utility room. The main bedroom benefits from a refitted en suite shower room, two further double bedrooms (one currently used as a study) and a refitted bathroom. The garden has been lovingly tended and has been planted with a wide variety of plants and shrubs in various shaped borders alongside areas of lawn.



- Triple aspect sitting room with double glazed doors to rear garden
- Refitted kitchen/dining room with fitted induction hob, electric double oven and extractor hood
- Utility room with plumbing for washing machine
- Master bedroom with en suite shower room and built in wardrobes
- Two further double bedrooms both with built in wardrobes
- Refitted bathroom with shower over bath
- Double width off road parking plus additional concrete driveway and car port
- Corner plot
- Around 0.5 miles to Petersfield Mainline Station

## LOCATION

Petersfield benefits from its strategic location, which continues to be a popular stop for people travelling from London to Portsmouth. The town provides a wide variety of shops including a Waitrose, Tesco and a Marks and Spencer food shop. In addition the town provides a cross section of independent shops. Petersfield station provides a service to London Waterloo with average times of approximately 70 minutes. There is easy access onto the A3 which provides road links to London and the south coast, as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways. There is a varied choice of both private and state schools in the Petersfield area that serve a variety of age groups. Sporting and recreational facilities are well catered for at the Taro Leisure Centre, which includes a 25m swimming pool. For walkers there are many areas of stunning countryside around Petersfield that can be explored via numerous footpaths and bridleways.

## SERVICES

Mains Services

## TENURE

Freehold property

## EPC RATING

D 65

## LOCAL AUTHORITY

East Hampshire Council. Council Tax Band F

## DIRECTIONS

From the level crossing, proceed away from the town centre along Station Road. Continue until reaching the mini roundabout, then turn right into Bell Hill. Proceed for a short distance, then take the first turning on the left into Buckmore Avenue. Continue along and follow the road around to the right, the property will then be seen on the right hand side, just as the road bears right.

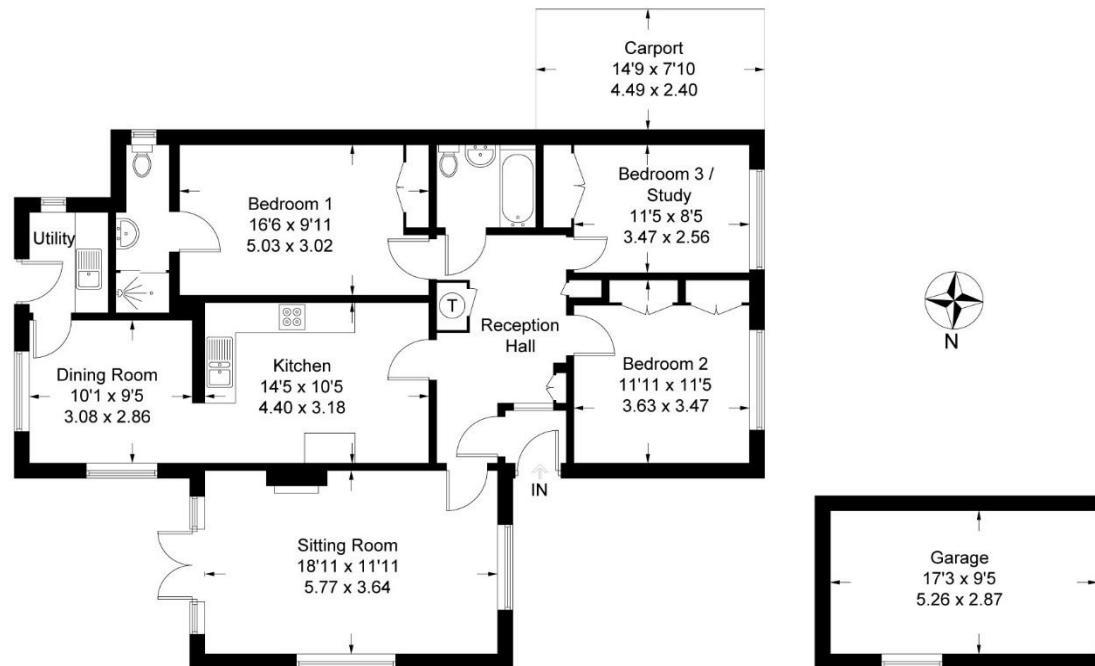
## VIEWINGS

Strictly by confirmed appointment with the Agents  
Office hours: Mon - Fri 9am - 6pm Saturday 9am - 5pm

## PLEASE NOTE

Under the Estate Agents Act 1979, we confirm this Client is a connected person





(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 1174 sq ft / 109.1 sq m  
 Garage = 161 sq ft / 15 sq m  
 Total = 1335 sq ft / 124.1 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID247559)

Viewing is by prior arrangement.  
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