



Pulens Lane, Petersfield.

Guide Price: O.I.E.O £475,000



Williams of Petersfield  
INDEPENDENT ESTATE AGENTS



## Pulens Lane, Petersfield. GU31 4DB

A very well presented modern, detached bungalow situated close to Sheet, in Petersfield. Sat in a no through road away from passing traffic, this lovely bungalow is chain free and ready to move straight in! Approached over an area of brick paved parking, you enter a spacious central hallway which leads to all the principle rooms. The rear aspect lounge enjoys French doors out to the south facing garden, adjacent to the lounge is a light and spacious modern fitted kitchen/dining room with built in appliances. Bedroom one enjoys an en-suite shower room and bedroom two is just across from the modern bathroom. The garden enjoys a high degree of privacy and is mainly lawned with a paved patio adjacent to the lounge partly covered by an open pergola. With a study, central heating and double glazing this detached bungalow is ready for you to make it your home!



## Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link-connecting Portsmouth and London. The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding national beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany.

## Local Authority

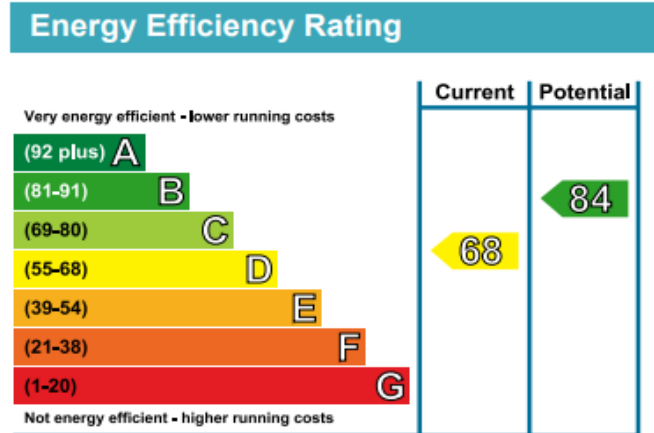
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

## Tenure

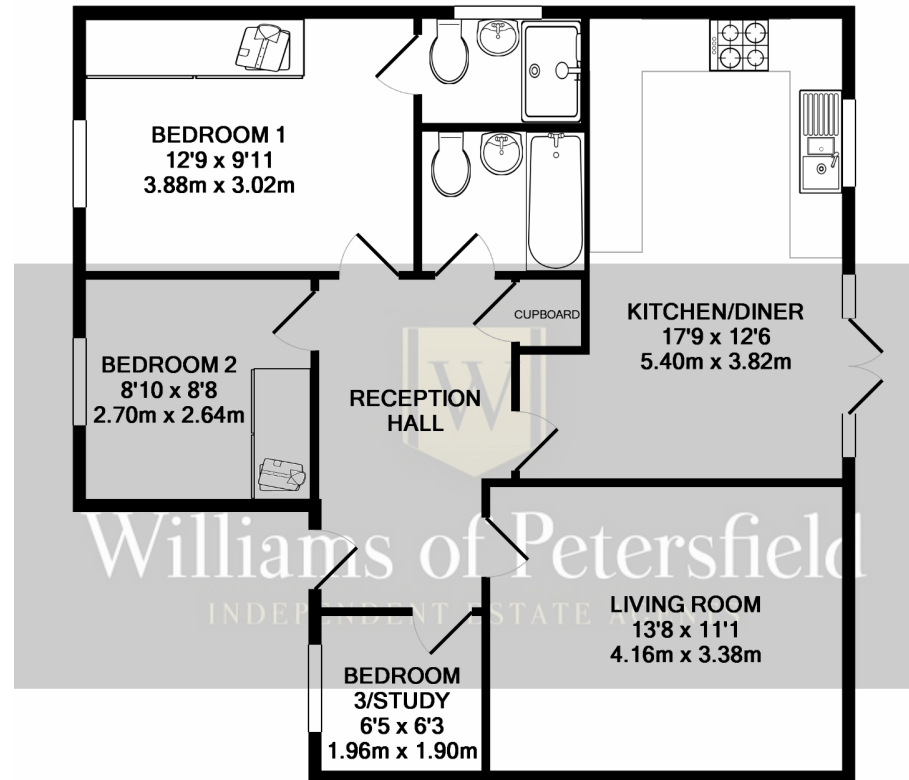
Freehold

## Additional Information

All mains services







TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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