



**Robin Close, Alton, Hampshire, GU34 2JF**

**Guide Price £395,000**



LODDON PROPERTIES are pleased to offer this three bedroom house to the market. Benefiting from NO ONWARD CHAIN, the ground floor comprises of entrance porch with ample storage for shoes and coats, in a sliding in built cupboard. The porch gives access to the spacious living room and has a door to the dining room that benefits from built in storage. The heart of this home lies in the open plan kitchen/dining room, thoughtfully designed with elegance in mind. It features integrated appliances, creating a seamless space for family meals and entertaining. A conveniently located downstairs cloakroom and lobby room, complete the downstairs layout. Upstairs three good sized bedrooms can be found, two boasting fitted wardrobes and a modern family bathroom with shower over bath. To the rear of the property, you will find a private enclosed garden with large patio area for alfresco dining and side access to the front where there is driveway parking for multiple vehicles. Situated at the end of a quiet cul-de-sac this family home is walking distance to both Wootey Infant and Junior Schools and Alton School and Alton College so ideally suited to a working professional family. This home further benefits from its close proximity to local amenities, commuter routes and the Georgian market town of Alton has a wide range of shopping facilities including Waitrose and Sainsbury supermarkets and has excellent road links close by with the A31 for Farnham, Guildford and Winchester.







- NO ONWARD CHAIN!
- THREE BEDROOM  
END-TERRACED HOME
- SPACIOUS LIVING  
ROOM
- MODERN  
THROUGHOUT
- OPEN PLAN  
KITCHEN/DINING  
ROOM
- GENEROUS AMOUNTS  
OF BUILT IN STORAGE
- PRIVATE ENCLOSED  
GARDEN
- DRIVEWAY PARKING  
FOR MULTIPLE  
VEHICLES

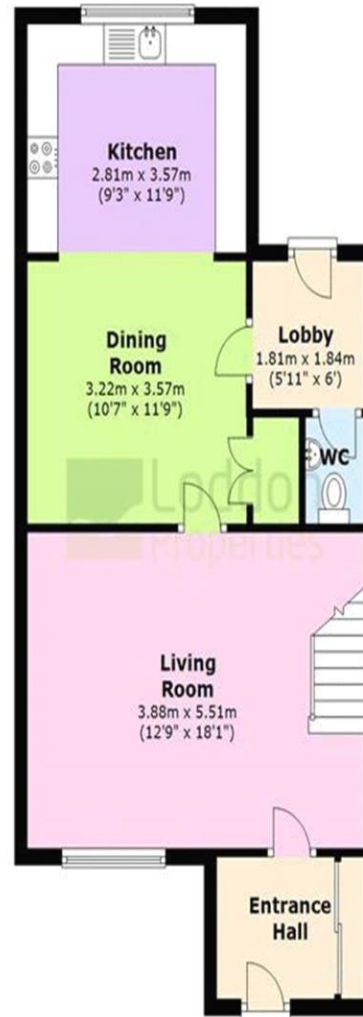
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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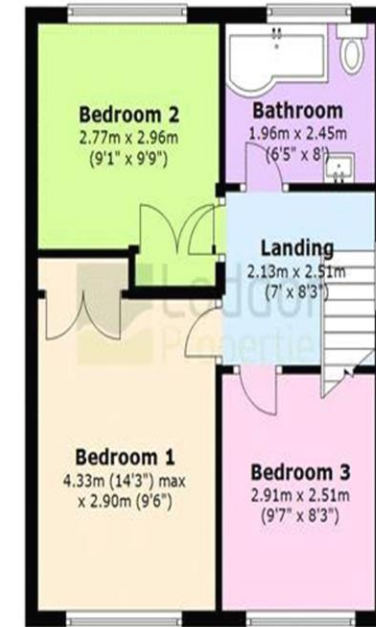
### Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

LODDON PROPERTIES

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