



King George Mews, Petersfield

Price Guide £425,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

King George Mews, Petersfield

Presenting a spacious semi-detached three-bedroom house perfectly situated on King George Avenue, mere moments from Petersfield town centre and the mainline train station.

The spacious entrance hallway leads to the kitchen to your left, with a west facing window, whilst the expansive reception room beckons at the rear, boasting abundant space for dining and entertainment. Sliding doors seamlessly connect indoor and outdoor living, complemented by built-in storage space and a downstairs WC.

Upstairs there are three generously sized bedrooms. The first bedroom offers a box bay window framing the rear view and an en-suite bathroom. The second bedroom also features a charming box bay window and a quaint dressing area. Meanwhile, the third bedroom boasts built-in wardrobe space, this floor is completed by a family bathroom.

Outside, bask in the morning sun within your east-facing courtyard accessible through the living room, whilst an access gate leads to your allocated parking space, ensuring convenience and ease.

Council Tax - E
EPC - C



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 (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural 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. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local authority


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

Additional Information

All main services

Tenure

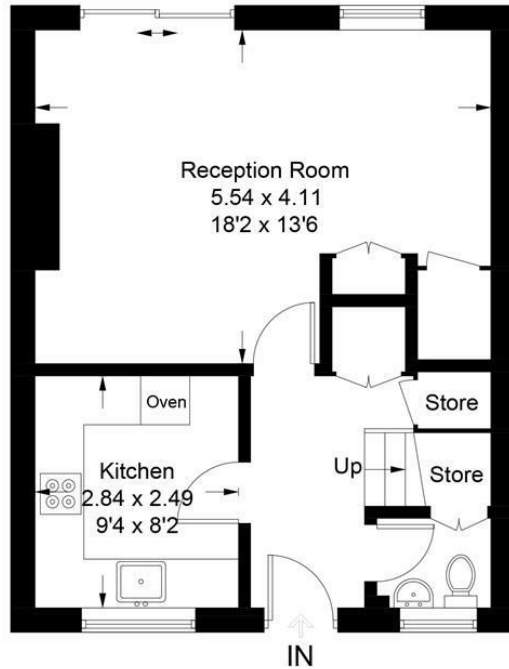
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

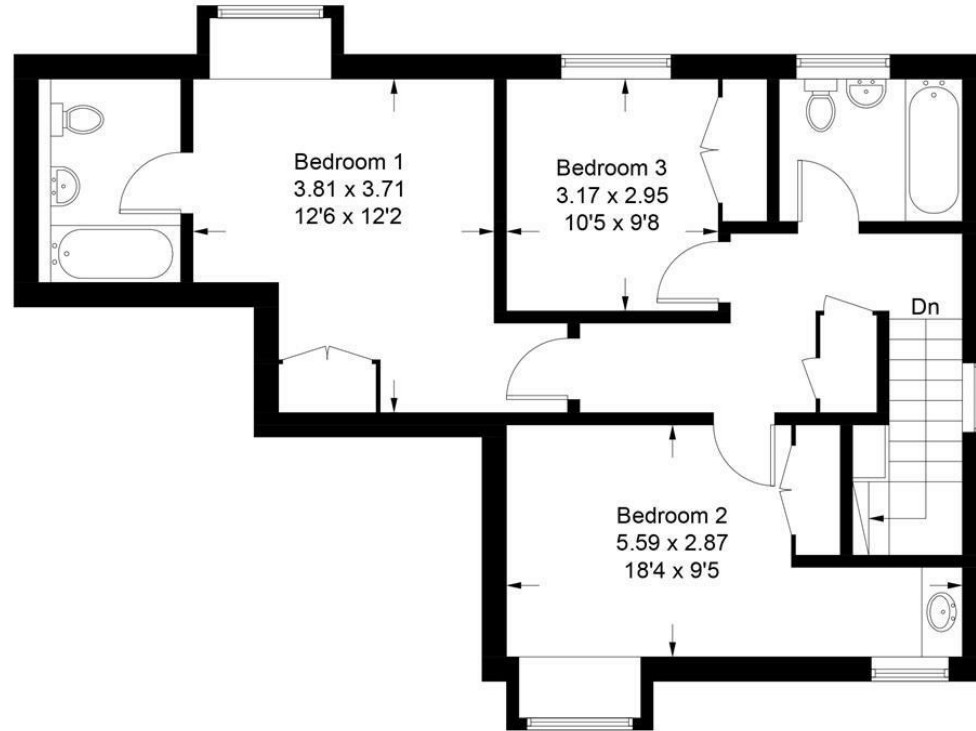


King George Mews, GU32 3EN

Approximate Gross Internal Area = 98.8 sq m / 1063 sq ft



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1059714)

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