



King George Avenue, Petersfield

**£1,900 Per Month**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# King George Avenue, Petersfield

STRICTLY 6 MONTH LET ONLY

Offered to the market on an 6 month tenancy, this substantial four bedroom detached home located in a desirable town centre location, a flat walk to the local amenities and mainline station to London Waterloo. King George Avenue is a sought after road offering a quiet position despite the close proximity to the town. With a private and secluded rear garden, garage and driveway parking, this property has a lot to offer.

The accommodation comprises of the entrance hallway, living room with bay window to the front elevation overlooking the garden, dining room, kitchen/breakfast room which overlooks the beautiful rear garden. The kitchen has dual aspect windows and is light and airy and consists of fitted shaker-style units. The downstairs cloakroom completes the ground floor.

To the first floor there are three double bedrooms and a bathroom which has been recently converted to a wet room and a separate WC. On the top floor the loft space has been converted to offer a fourth bedroom, there is also ample eaves storage.

Externally the property offers driveway parking for two cars leading to a single garage, a pathway leads to the front door and steps lead to a lawn area with a rockery. The rear garden is a good size and is mainly laid to lawn with mature flower and shrub borders. There is also a wooden storage shed and a greenhouse. The garden is not overlooked and enjoys a south easterly aspect.

Strictly no pets.

Council Tax Band - E

EPC - E



## 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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

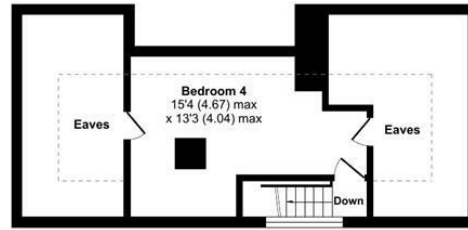


# King George Avenue, Petersfield, GU32

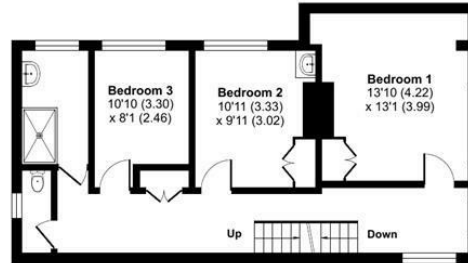
Approximate Area = 1671 sq ft / 155 sq m  
Limited Use Area(s) = 233 sq ft / 22 sq m  
Outbuilding = 187 sq ft / 17 sq m  
Total = 2091 sq ft / 194 sq m

Denotes restricted  
head height

For identification only - Not to scale

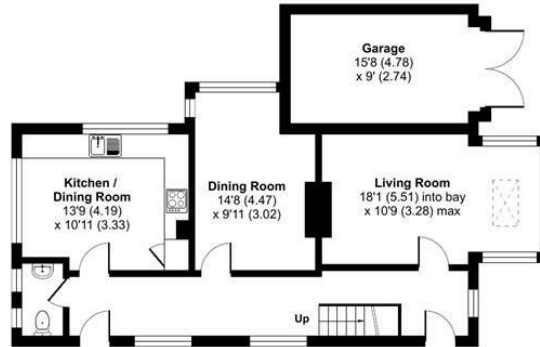


SECOND FLOOR



FIRST FLOOR

OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Williams of Petersfield. REF: 877835

## Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.