



Stafford Road, Petersfield

**£2,050 Per Month**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



## Stafford Road, Petersfield

A substantial three bedroom family home location in the sought after location, Stafford Road. Only a walk away from Petersfield Train Station & Town Centre, as well as the benefit of being near Bedales and other schools.

The property offers an entrance porch with downstairs W.C. There is a versatile welcome reception room which could also act as a dining room. The expansive living room enjoys a large window allowing in plenty of natural light, as well as sliding patio doors and a fire place.

The kitchen looks out onto your garden and connects to the rear lean to and garage. Upstairs there are three spacious bedrooms, all with built in storage space as well as the family shower room.

The private garden is south facing and enjoy a patio area for seating, as well as a grass area. The driveway is suitable for a couple of cars.

Council Tax - E  
EPC - D  
Pets considered.





## 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

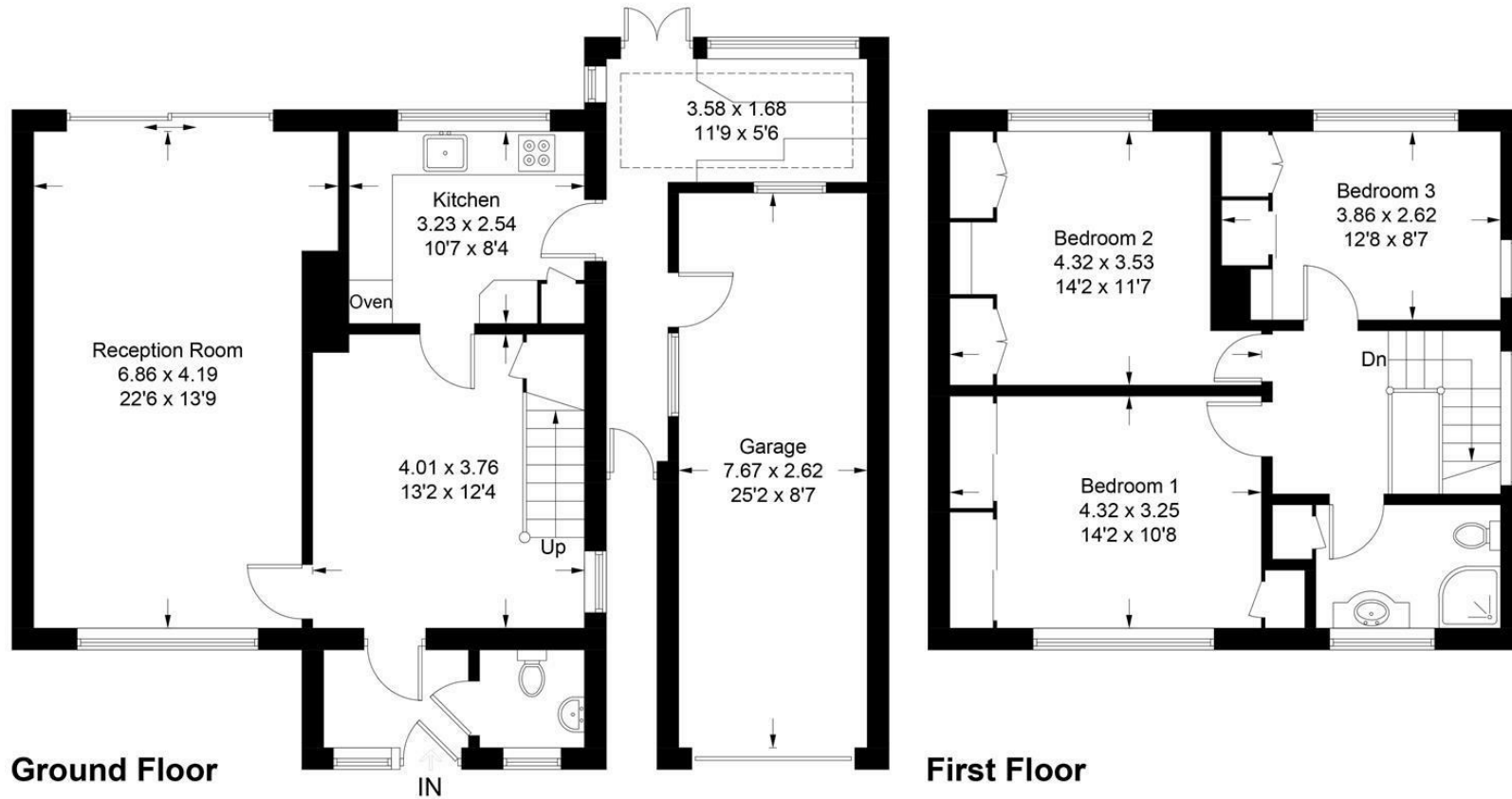
All main services

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	



# Stafford Road, GU32 2JG

Approximate Gross Internal Area = 142.5 sq m / 1534 sq ft  
(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1073830)

## Williams of Petersfield

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

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

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