


Hellards



At home in Alresford

18 Hasted Drive,

ALRESFORD, HAMPSHIRE, SO24 9PX

Guide Price £550,000

- Immaculately Presented End of Terrace House
- Extended on the Ground Floor
- Sizeable Open-Plan Kitchen/Dining Room
- Spacious L-Shaped Sitting Room
- 3 Bedrooms and 2 Bath/Shower Rooms
- Front and Rear Gardens
- Garage and Off-Street Parking.

A very well-presented family home, which has been extended on the ground floor to create an amazing open-plan kitchen and dining space, with sliding doors onto the garden. This beautiful house offers plenty of versatile living space, with front and rear gardens, a garage and parking.

The front door opens to a hallway, where there are stairs to the first floor and a cloakroom. The L-shaped sitting room is a sizeable room allowing plenty of sofa space, with sliding doors to the garden. The light and airy kitchen has a range of sleek, modern units and worktops that flows seamlessly into the extension, where there is a dining area with fitted bench seating. Smart sliding doors open to the secluded front garden. A door from the dining area opens to a utility room, with a door to the garden. Off the utility room, there is a immaculately presented shower room.





Upstairs, there are two large double bedrooms, and a single bedroom, currently used as a study. The bathroom has been re-fitted with a modern white suite with a shower over the bath.

A path from the road leads to a gate and into the private and secluded front garden. The rear garden features a paved terrace adjoining the back of the house, with a ramped path leading up to a lawn, with a further path to a rear gate.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

SERVICES

We understand that mains water, gas, electricity and mains drainage are all connected.

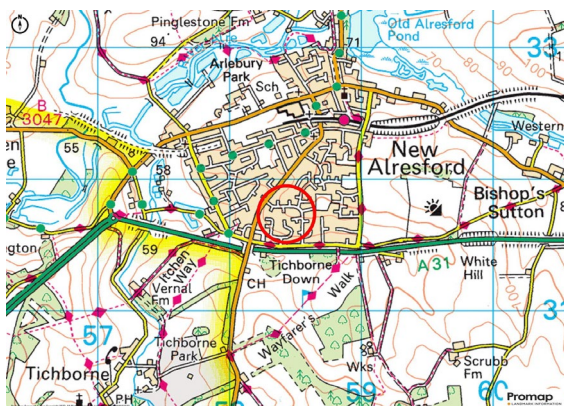
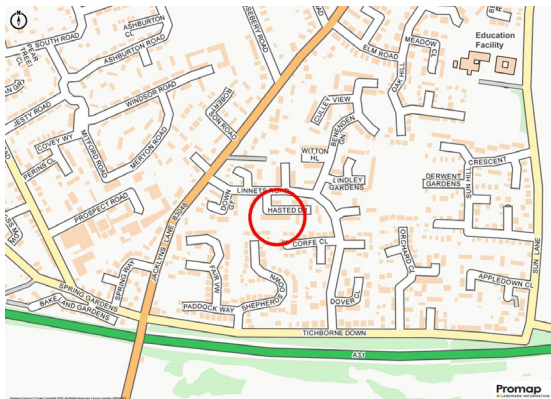
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: D

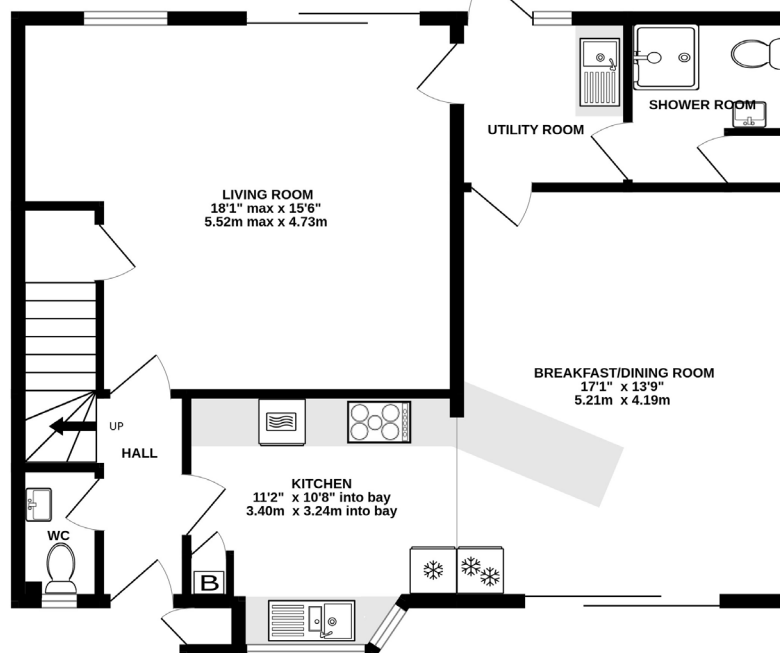
DIRECTIONS

From our office in East Street proceed down West Street and at the junction at the bottom of the hill turn left into Jacklyn's Lane. Go under the railway bridge, up the hill and down the other side and take the first turn on the left into Linnets Road. Hasted Drive is the second road on the right. Once in the road, bear left, where No. 18 will be found a little way along on the right.

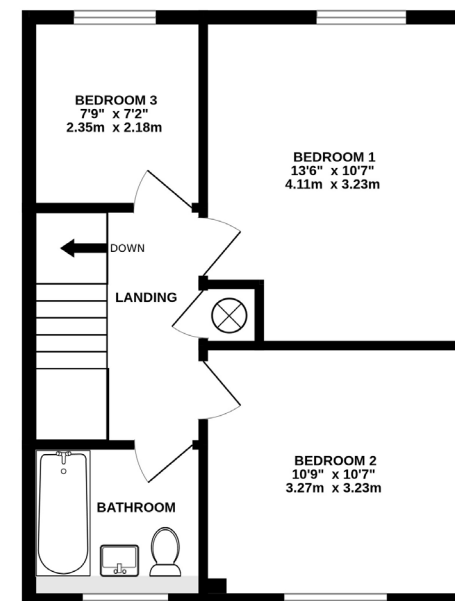




GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

