



55 Park View, Whitchurch, RG28 7FE  
Asking Price £550,000





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### PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co are delighted to offer to the market, this immaculately kept four bedroom family home, positioned within walking distance to local schools, railway station and other Town Centre amenities. The accommodation comprises of; entrance hallway with cloakroom, living room, kitchen/diner with French doors to the garden, master bedroom with ensuite shower room, three further bedrooms and a family bathroom. To the rear there is a private garden predominantly laid to lawn, along patio area, courtesy door to the garage and side access. There is off street parking along with a single garage. The property benefits from sale with no onward chain.







## Whitchurch

Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an abundance of wildlife and local history. Whitchurch has a wide range of amenities, including; convenience stores, Post Office, bakery, coffee shop, many pubs and places to eat. The doctor's surgery, dental practice and veterinary clinic are all centrally located. Whitchurch boasts Good and Outstanding OFSTED-rated schools and nursery. There is a direct train line from Whitchurch station to London Waterloo, and also easy road links to the A34 and A303.




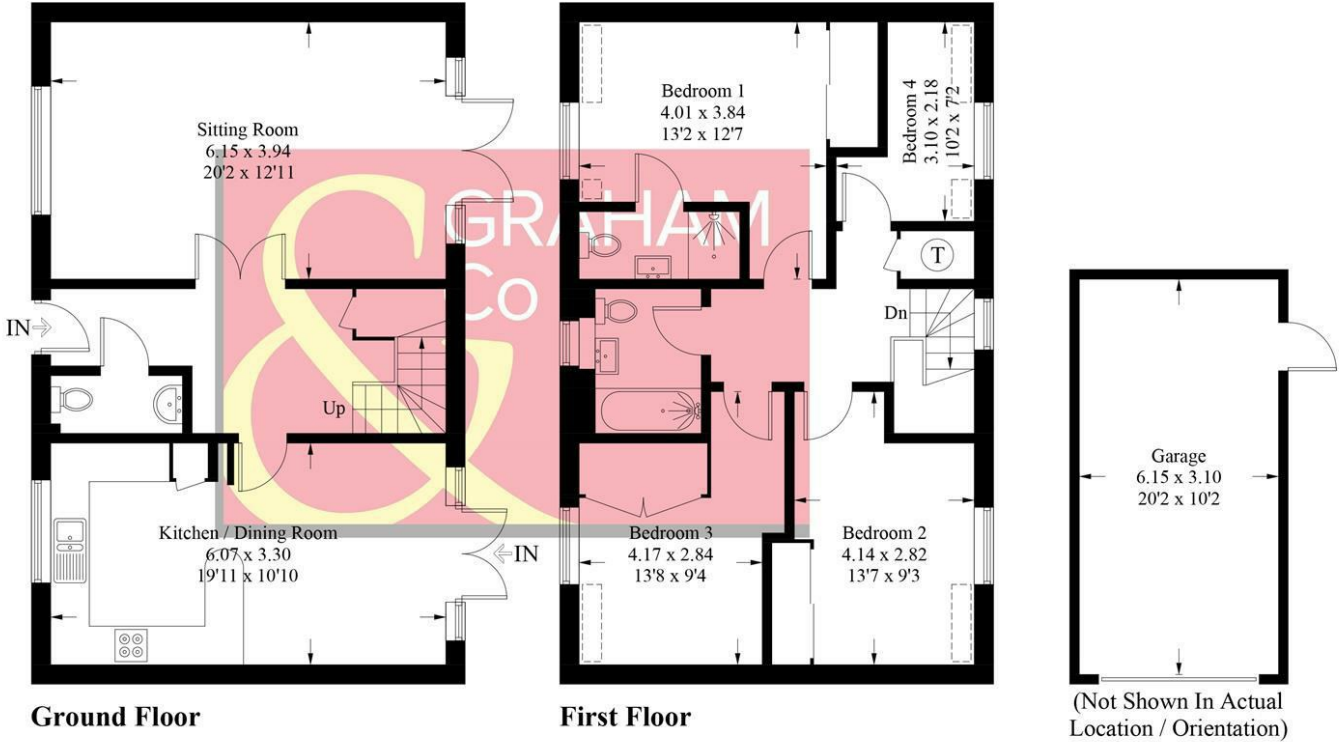


# Park View, RG28

Approximate Gross Internal Area = 123.6 sq m / 1330 sq ft  
 Garage = 19.1 sq m / 205 sq ft  
 Total = 142.7 sq m / 1535 sq ft



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**

**First Floor**

(Not Shown In Actual Location / Orientation)

**PRODUCED FOR GRAHAM AND CO**

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1116163)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus)	A		89
(81-91)	B	79	
(69-80)	C		
(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	

**Tax Band: D**



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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.

