

43 Hazel Way, Whitchurch, RG28 7FY  
Guide Price £435,000





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#### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a stunning three-bedroom family home positioned on a substantial plot with a large garden in an enviable location. Vastly upgraded when purchased from Bewley Homes and improved on further by the current owner, the accommodation comprises an entrance hall with a downstairs cloakroom, large sitting room with storage and a modern fitted kitchen diner with French doors out to the garden. Upstairs offers a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. Outside, the garden is beautifully landscaped and manicured and arguably almost double the size one would expect, partly laid to lawn with low maintenance beds and a decorative patio area ideal for al fresco dining and entertaining.







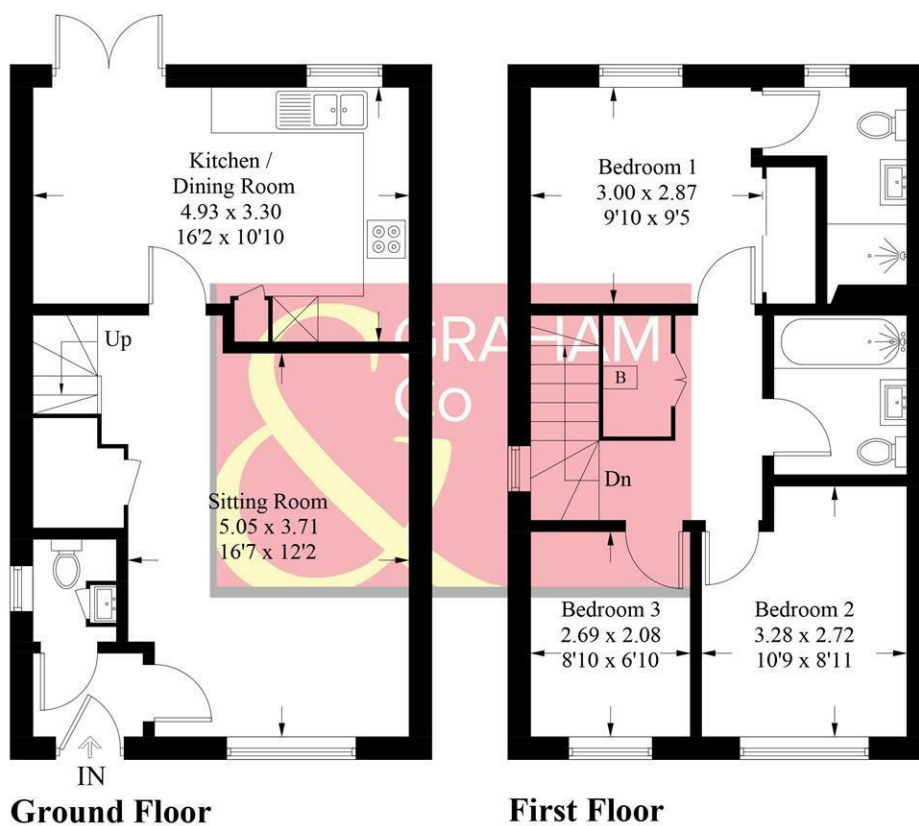
Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an 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.





## Hazel Way, RG28

Approximate Gross Internal Area = 85.0 sq m / 915 sq ft



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 (ID1180926)

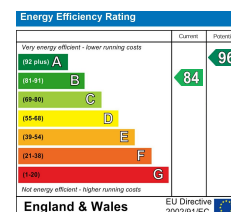
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