

102 Hazel Road

Four Marks, Alton, Hampshire, GU34 5EX

Offers over £350,000

wpr



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Four Marks, Alton, Hampshire, GU34 5EX

Price Offers over £350,000 Freehold

- Adjacent shopping centre
- Alton High Street 4.7 miles
- Nearby footpath to countryside
- A31 to Winchester & Farnham

A beautifully and luxuriously presented village house offering 3 bedroom accommodation with en-suite behind a small green at the end of a convenient cul-de-sac. Chain-free

- Lounge
- Superb kitchen/dining room
- Conservatory
- Refitted bathroom & en-suite
- Low maintenance garden
- Large garage & car space

DESCRIPTION

Lavishly improved and refitted by the present owner since Spring 2017, the property is the penultimate in a staggered terrace of six houses fronting a green and walkway with the garage being the second on the left in an adjacent block measuring 20'2 x 10'1 (6.14m x 3.07m), also with a car space being the furthest on the right side by a shrubbery. Outstanding features include the open plan kitchen, which has white high gloss handleless soft closing units integrated with an induction hob, split level multi microwave and electric oven, wine cooler, magic corner, vented hood, dishwasher and a concealed washer dryer. There are wood and stone effect floors downstairs, fitted window blinds and striking white contemporary sanitaryware with downlighting to certain areas. This circa 2000 David Wilson Homes built house also has uPVC double glazing, gas radiator heating, white panelled internal doors and mood lighting to the conservatory, which opens to the rear garden where there is artificial turf and a rear pedestrian gate.



LOCATION

Nestling at the end of a cul-de-sac of similar aged properties, the house lies adjacent to the local shopping centre with a walkway creating a shortcut to the village primary school. The village centre also has bus services, doctors and vets surgeries and the Watercress Steam Railway Line. Four Marks also possesses churches, a village hall, recreational facilities, allotments, a garden centre, golf course and neighbouring pond. The traditional old market town of Alton, within 4.7 miles, affords High Street shops, stores such as Waitrose, Aldi, Sainsbury's and M&S, a station (Waterloo line), senior schools, Alton School a further education college, leisure centre and library. Alternatively, the small and delightful town of Alresford to the west includes a renowned Broad Street and Perins Senior School/Specialist Sports College. The surrounding countryside provides walks, rides and village pubs.

DIRECTIONS

From Alton, take the A31 towards Winchester. Continue into Four Marks, turn left opposite the Co-op store into Hazel Road. Continue bearing right handed with Hazel Road and upon reaching the end of the close, the house is two doors down the path by the green.

COUNCIL TAX

Band D - East Hampshire District Council.

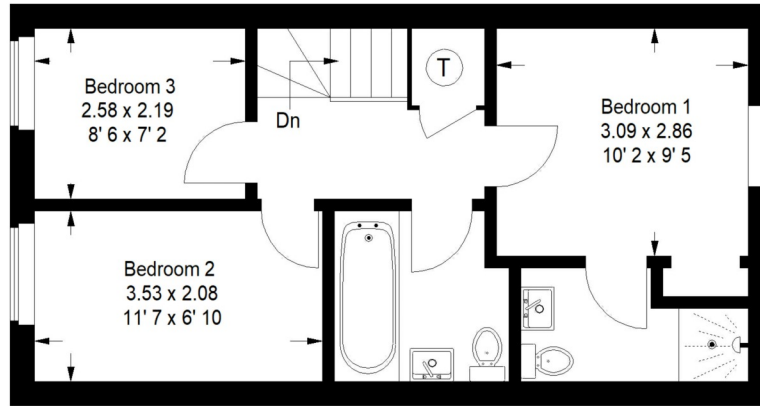
SERVICES

All mains services.

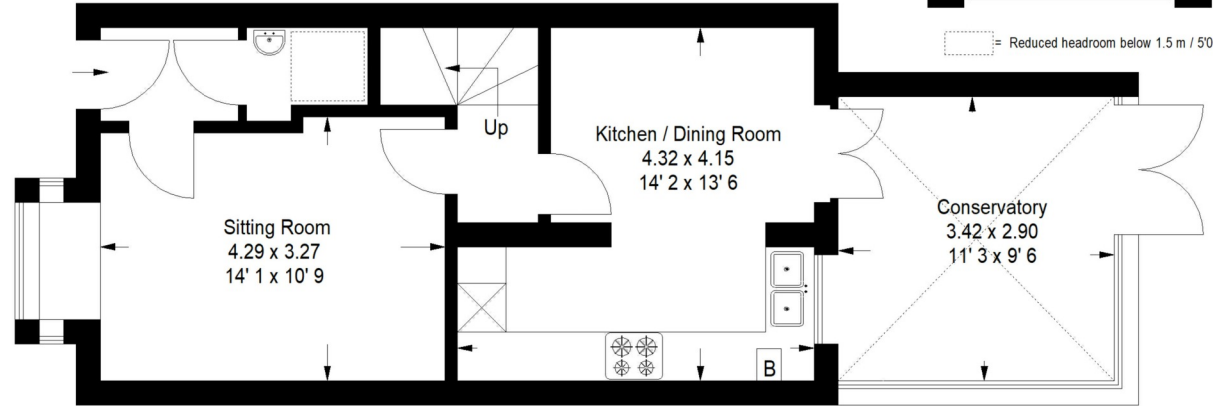
NB

In accordance with The Estate Agents Act 1979, we must point out that our client is a 'connected person' as a family member of his works as an estate agent in Woking.





First Floor



Ground Floor

Hazel Road, Four Marks

Approximate Gross Internal Area:
85.8 sq m / 923 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs:	
A (92+)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs:	
England & Wales	
EU Directive 2002/91/EC	

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