

21 Goldcrest Way

Four Marks, Alton, Hampshire, GU34 5FE

Price £270,000

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Price £270,000 Freehold

- Close to village recreation area
- Shopping centre within 1 mile
- Central Alton within 5.25 miles
- Waterloo journey time 67 mins from Alton Station
- Alresford 6.5 miles

An immaculately presented 2 double bedroom coach house located in a quiet residential area with allocated parking.

- Large living/dining room
- 2 double bedrooms
- Re-fitted bathroom
- Modern kitchen
- Driveway & allocated parking
- Freehold

DESCRIPTION

This modern coach house has a large living/dining area with wood effect flooring which opens to the contemporary kitchen with fitted appliances and wood block worktops. There is a recently refitted shower room, dressing area and 2 double bedrooms. There is gas central heating throughout as well as double glazed windows. The property has the benefit of a driveway at the front with 2 parking spaces as well as an additional parking space to the rear with access to a useful understairs cupboard.



LOCATION

The location benefits from neighbouring facilities including the village's recreation area with tennis courts and a bowling green and open space with a series of allotments. Two ranges of village shops are available. Oak Green Parade includes a Tesco Express, chemists and wine merchants, bakers and restaurants with the adjacent facilities of the Co-op, doctors and vet surgeries and a filling station selling M&S fare. A mini retail square is available on Lymington Bottom Road. Bus services on the A31 connect with Alton, Farnham, Guildford, Alresford and Winchester, whilst the village also has a primary school, churches, village hall, golf course, pond, garden centre and the Watercress Line. The surrounding countryside has footpaths, bridleways and byways, and village pubs. Weekly and farmers/specialist markets are held on High Street, Alton, which also has individual and multiple shops including Waitrose, Sainsbury's and M&S, a station (Waterloo line - min journey time 67 mins), senior and RC schools, Alton HSDC College and a sports centre. The Itchen Valley town of Alresford to the west also has a senior/academy school, Perins.

DIRECTIONS

From Alton, take the A31 towards Winchester. Continue into Four Marks village passing the shops on the left and then proceed down the hill and up the next rise, turn into Goldcrest Way on the left and the property will be found on the left hand side.

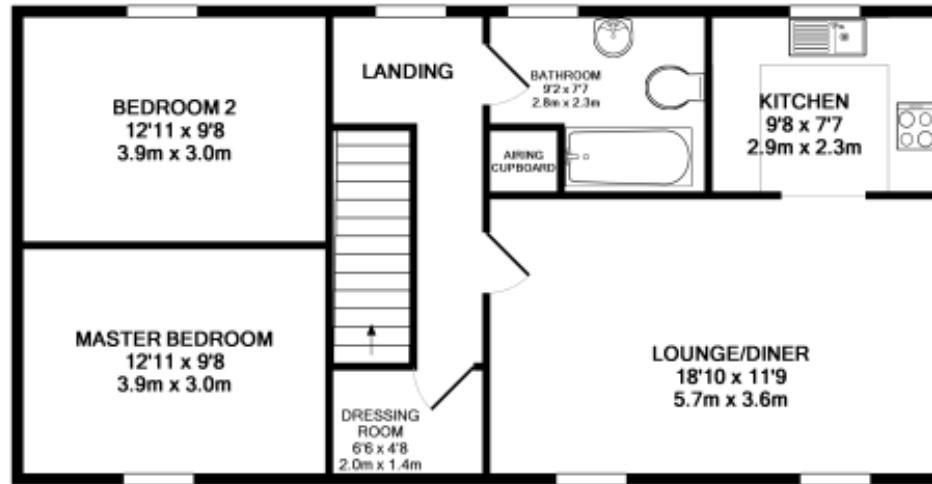
COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

All mains services.





GROUND FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 48 SQ.FT.
(4.4 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	79
EU Directive 2002/91/EC			

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