

# 16 Reynolds Drive

Alton, Hampshire, GU34 2FT

Price £395,000

wpr



## 16 Reynolds Drive

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Price £395,000 Freehold

- Alton Station (Waterloo) 1.2 mile
- Centre of Alton town 1.5 mile
- A31 trunk road 1.4 mile
- Easy access to Basisngstoke & M3

A beautifully presented 3 bedroom semi-detached house built in 2018 with driveway parking and good size garden.

- Living room
- Kitchen/dining room
- 3 bedrooms
- Family bathroom & en-suite shower room
- Entrance hall with downstairs cloakroom
- Large sunny garden

### DESCRIPTION

The property is a superbly positioned on this exceptionally popular family orientated development. The property benefits from a lovely garden which is accessed from the kitchen/dining room which has appliances and plenty of storage. There is a generous living room as well as hall and downstairs cloakroom. There are 3 bedrooms on the first floor as well as a family bathroom and en-suite shower room to the main bedroom. There is driveway parking for several cars.

Naturally a property of this age offers full double glazing along with gas central heating and the balance of the developer's 10 year guarantee.



## LOCATION

Set in a smart recent development called Oakfield Heights which benefits from being an elevated situation on the outskirts of Alton town. Although away from the hustle and bustle, the property is positioned 1.2 mile from Alton Station which is also set on the edge of the thriving town centre offering a range of national and local stores including Waitrose, M&S Food Hall and Sainsbury's. The area is known for having an excellent selection of pubs along with restaurants, wine bars and cafes.

## DIRECTIONS

From Alton town centre take Normandy Street out of town. This turns into Anstey Road. After Shipley Close on the left, turn next left and proceed up Anstey Lane. Follow the road to the top and turn right into Upper Anstey Lane and then right into Bellow Abbey Way. Turn first left into Reynolds Drive.

## SERVICES

All mains services

## COUNCIL TAX

Band C - East Hampshire District Council




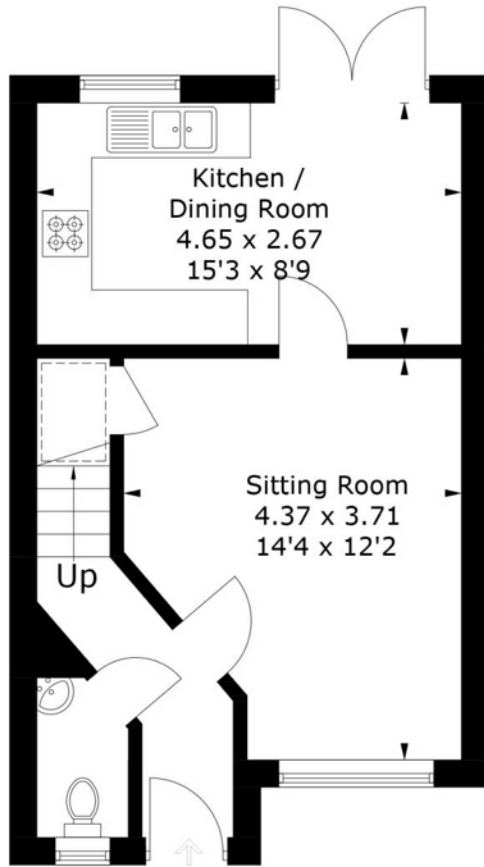
78 High Street, Alton, Hampshire, GU34 1EN  
t: 01420 87379 e: alton@wpr.co.uk

## VIEWING

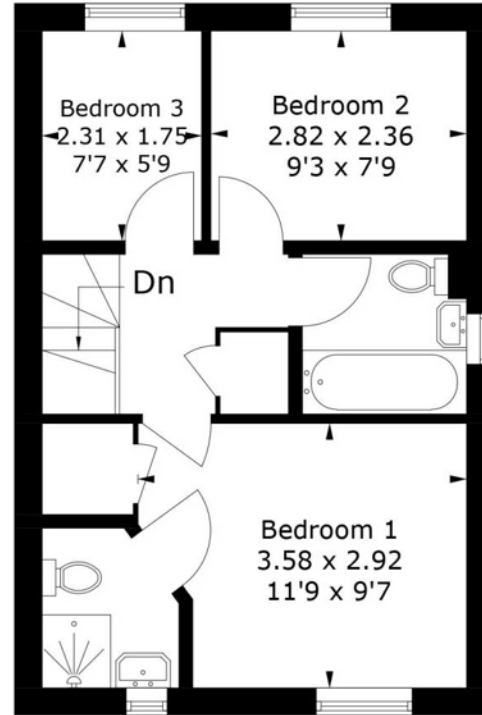
Strictly by prior appointment with Warren Powell-Richards



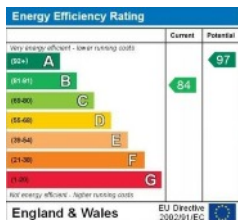
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



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