

28 Reynolds Drive |  
Alton, Hampshire, GU34 2FT

Price £530,000

wpr



## 28 Reynolds Drive

Alton, Hampshire, GU34 2FT

Price £530,000 Freehold

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

A beautifully presented and superbly positioned 3 bedroom detached family home with a good sized landscaped rear garden.

- Large living room
- Modern kitchen/dining room
- Utility room & cloakroom
- Entrance hall
- 3 good sized bedrooms
- Family bathroom & en suite shower room
- Detached brick-built garage
- Additional parking for 2 vehicles
- Garden office with light & power

### DESCRIPTION

The property is located on the fringe of an exceptionally popular family orientated development. The whole house is light and airy, the large living room opens onto the private rear garden which in turns leads to the garden office and garage area. The kitchen is fully fitted with some integrated appliances and there is also the benefit of a utility room and downstairs cloakroom. There is gas central heating throughout. 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 Oakland 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 and bear right.

## SERVICES

All mains services

## COUNCIL TAX

Band E - East Hampshire District Council



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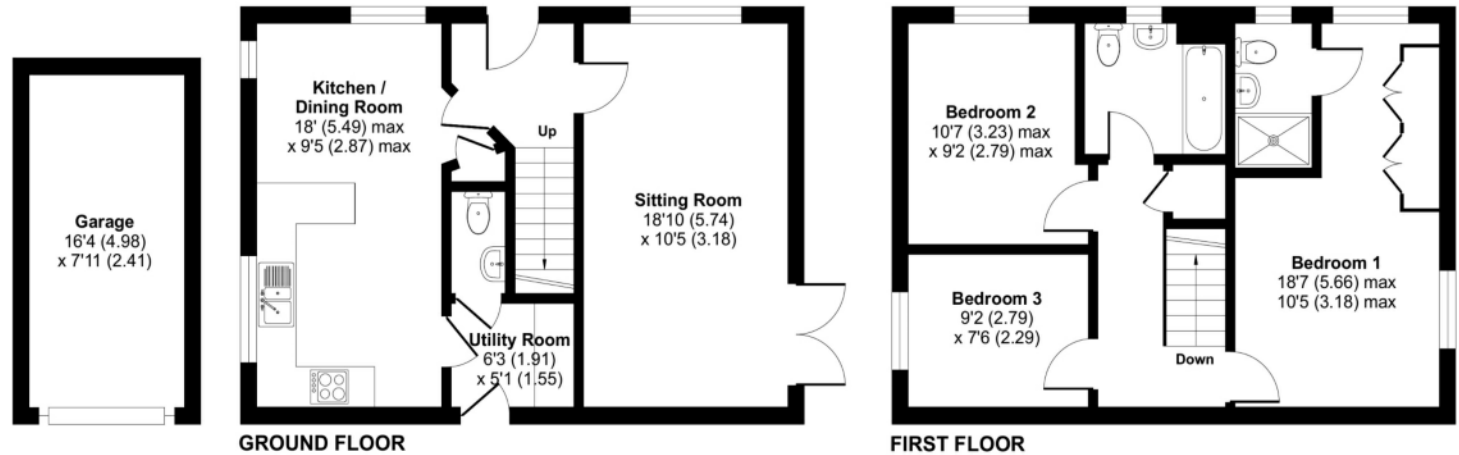
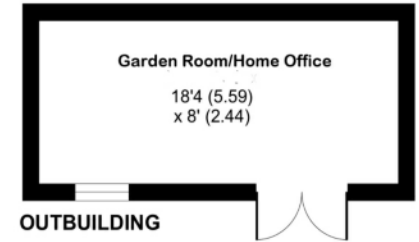
## VIEWING

Strictly by prior appointment with Warren Powell-Richards





Approximate Area = 1020 sq ft / 94.7 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Outbuilding = 147 sq ft / 13.6 sq m  
 Total = 1296 sq ft / 120.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
90-101	A		95
81-89	B		84
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EU Directive 2002/91/EC

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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