

warren  
powell-richards

# 25 Eastbrooke Road

Alton, Hampshire, GU34 2DR

## Price £325,000





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Price £325,000 Freehold

- Anstey Junior School nearby
- High Street within walking distance
- Station within 0.2 mile
- Waterloo min. journey 67 minutes

An individually designed 1998 built semi-detached house located at the end of a no-through road convenient for local facilities.

- Large living room
- Kitchen
- Bathroom & en-suite
- Conservatory
- Gas central heating
- Attractive low maintenance garden

### DESCRIPTION

The property is one of two individual pairs within this small select scheme and has the benefit of a dining conservatory capturing the south easterly aspect of the rear garden. The property has been redecorated throughout by the current owner, they have also had a new sandstone patio laid to the rear. Benefits include uPVC double glazing, white sanitaryware to the en-suite, bathroom and cloakroom, smooth finished ceilings and a gas heating system. Attractive external design features range from the part tile hung and dogtooth brickwork elevations to the hipped tiled roof. The garage is informally used as a home office and store.





## LOCATION

Eastbrooke Road is a no-through road lying on the eastern side of the town centre and consists of mainly bungalows of an earlier era together with Anstey Junior and Bushy Leaze schools. In addition to the station with its commuter rail link to London Waterloo in a minimum journey time of 67 minutes, the neighbourhood has shops on Anstey Road and Normandy Street, a Waitrose store, Alton Infant School, bus services, St Mary's Roman Catholic Church, a doctor's surgery, hotel, cinema, Kings Pond and Alton FE College. Within a 0.6 mile drive is the High Street with its wide variety of shops, stores such as M&S, Boots and Iceland, restaurants and inns, the Curtis Museum and weekly and specialist open air market events. There is an adjacent Sainsbury's, a library, gallery and churches of several denominations. This historic market town also has 2 senior schools, fitness clubs and on the outskirts, 2 golf courses and a sports centre.

## DIRECTIONS

From the Palace Cinema mini-roundabout, proceed away from the town on Normandy Street passing Alton House Hotel on the right and shortly becoming Anstey Road. After the Railway pub, turn next left into Nursery Road. Then turn 3rd left into Eastbrooke Road. The house is at the end on the left.

## COUNCIL TAX

Band C - East Hampshire District Council.

## SERVICES

All mains services.

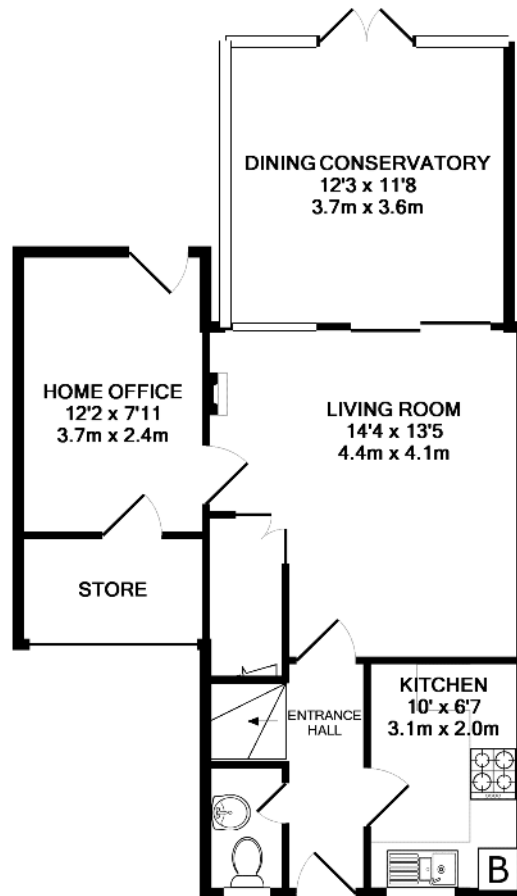


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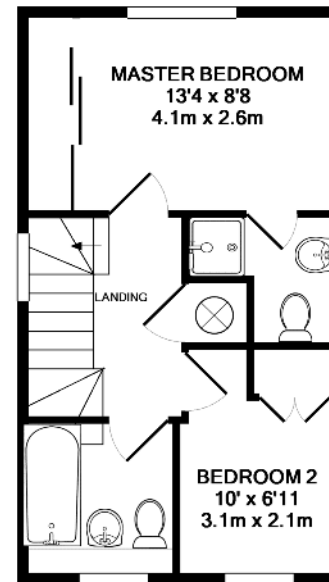
## VIEWING

Strictly by prior appointment with Warren Powell-Richards.





GROUND FLOOR  
APPROX. FLOOR  
AREA 607 SQ.FT.  
(56.4 SQ.M.)

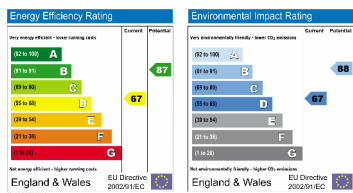


1ST FLOOR  
APPROX. FLOOR  
AREA 326 SQ.FT.  
(30.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 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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