

**Jacobs & Hunt**

3 STAFFORD ROAD, PETERSFIELD, GU32 2JF  
£3,000 PCM







Spacious five bedroom detached family home located just a short walk from Petersfield town centre, mainline railway station and the local schools are also within easy reach.

The house offers very bright and spacious living accommodation throughout with a private, landscaped rear garden. Access to the town centre and mainline station is just a few minutes via foot from a nearby footpath.

This property offers large reception rooms and has been previously extended on the ground floor to provide a large family home.

Front door to spacious entrance hallway with downstairs shower room containing, shower cubicle, WC and wash hand basin with vanity cabinet underneath.

Light and airy double aspect sitting room looking over front and rear garden, with feature gas fire and sliding door to dining room.

Separate dining room with storage cupboard and French doors leading onto the rear garden.

Kitchen/breakfast room looks over the pretty rear garden, with integrated oven, gas hob, sink and a range of floor and wall cabinets. Door giving side access as well as access to the downstairs study. Breakfast room area.

Large study which overlooks the front garden.

First floor comprises of a charming split staircase giving access to all bedrooms.





The master bedroom and bedroom three has front aspect views and benefit from fitted wardrobes.

Bedroom two, four and five overlook the rear garden and also benefit from fitted wardrobes.

Stylish family bathroom with three piece white suite, shower over bath, wash hand basin with vanity unit and WC.

To the front of the house is a pretty lawned area with a well established Eucalyptus tree, private driveway with ample space for parking and to the side of the property is a recently built double garage.

To the rear of the house is a stylish landscaped garden with shed, small pond and patio area outside of the dining room, further from this is a lawned area. Access to the double garage through a side door, the garage benefits from an electric roller door and offers ample space for a car, storage or a workshop.

Available 196y August 2024 - Unfurnished.

Gas central heating, double glazed windows.

Council Tax Band - F - £3068 per annum.

Children and cats welcome - so, sorry, no doggies!

Viewing through the Vendor's sole agent, Jacobs & Hunt.

JACOBS & HUNT ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



## Stafford Road, Petersfield

Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft  
 Garage = 24.7 sq m / 266 sq ft  
 Total = 183.4 sq m / 1974 sq ft

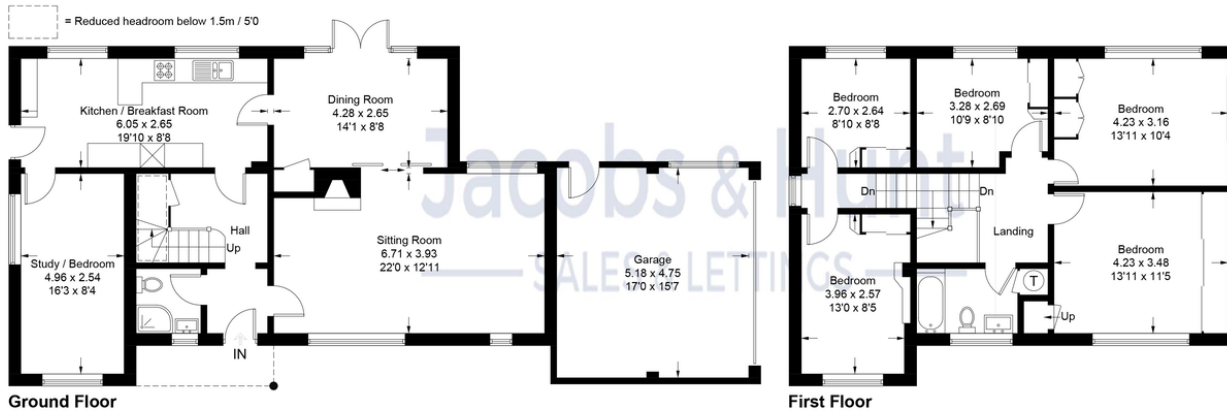


Illustration for identification purposes only, measurements are approximate, not to scale. (ID964961)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

