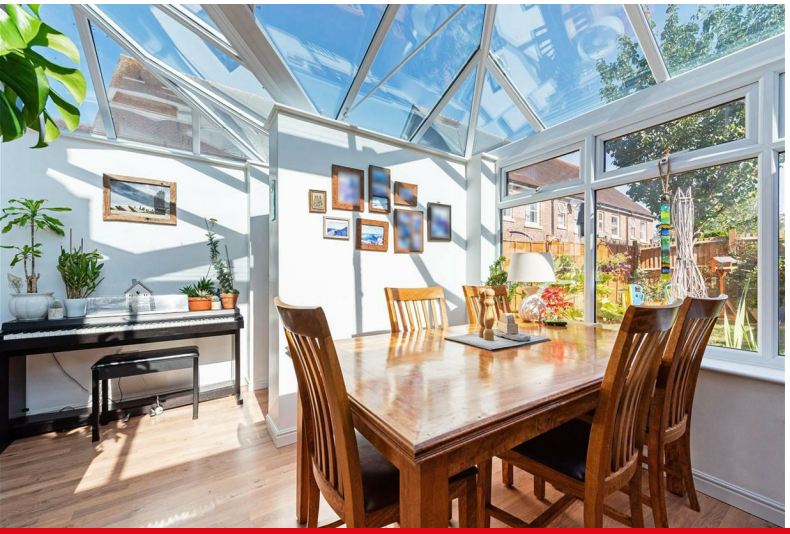
GRAHAM & Co

www.grahamco.co.uk







13 Park View, Whitchurch, RG28 7FE

Guide Price £425,000



13 Park View, Whitchurch,
Guide Price £425,000

PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this stunning three bedroom family home in Whitchurch. Park View is a popular residential development built in the late naughties by David Wilson Homes. The accommodation has been extended and comprises an entrance hall, kitchen, lounge, cloakroom and a conservatory. Upstairs there is a family bathroom, master bedroom with en suite shower room and two further bedrooms. There is a fence enclosed rear garden with level lawn and patio area. To the front there is a driveway and a garage as well as visitors parking.



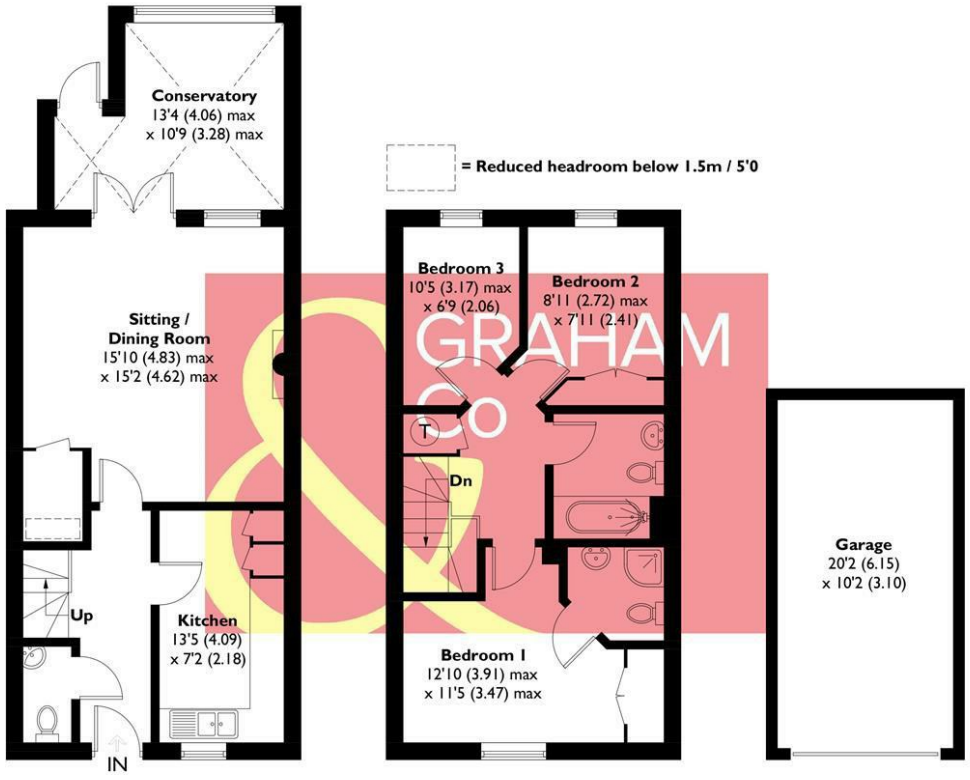




Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an abundance of wildlife and local history. Whitchurch has a wide range of amenities, including; convenience stores, Post Office, bakery, coffee shop, many pubs and places to eat. The doctor's surgery, dental practice and veterinary clinic are all centrally located. Whitchurch boasts Good and Outstanding OFSTED-rated schools and nursery. There is a direct train line from Whitchurch station to London Waterloo, and also easy road links to the A34 and A303.



APPROXIMATE GROSS INTERNAL AREA = 1039 SQ FT / 96.5 SQ M
GARAGE = 205 SQ FT / 19.1 SQ M
TOTAL = 1244 SQ FT / 115.6 SQ M



GROUND FLOOR
588 SQ FT / 54.6 SQ M

FIRST FLOOR
451 SQ FT / 41.9 SQ M

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1323401)

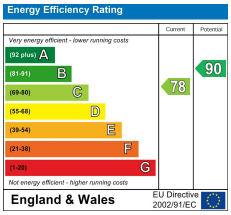
Produced for Graham & Co

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.