CHARLES HENRY | eXp

Goswell Square, Alton, GU34 2FZ

Offers Over £575,000

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Fancy Leaving The Car Charging On The Drive All Week? It's less than a ten minute walk to the station, with an even shorter stroll to Anstey Park for after school and weekends. A smart, spacious modern home on a popular development, with friendly families on either side.

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We endeavour to make our property particulars accurate and reliable. However, they do not constitute or form part of an offer or any contract and are not to be relied upon as statements of representation or fact.
All key material information regarding this property (including council tax band, tenure, structural history, utilities, and known constraints or rights of way) is provided upfront in line with the consumer protection standards under the DMCC Act 2024.
All mandatory fees, guide prices, or non-optional costs are stated clearly and transparently. Services, systems, and appliances have not been tested. Buyers must satisfy themselves via their legal representative or surveyors regarding all details before proceeding.

Key Features

- A spacious modern family home with walkable weekday routine, with the station under ten minutes away and Anstey Park an even shorter stroll
- Open-plan kitchen and dining area with classic shaker cupboards, solid oak worktops and a breakfast bar
- Lawned garden with a brand new play area, space for a trampoline and freshly planted borders
- Master bedroom with ensuite, built-in wardrobe and room for a Super Kingsize bed, plus three more doubles
- Local primary schools all rated “Good” by Ofsted, with Wootey Infant School only a three minute drive away
- Direct trains to London Waterloo in just over an hour, with Waitrose roughly halfway along Anstey Road
- Double patio doors from the dining area to a large patio that catches the sun for most of the day
- Ground floor study or playroom that works as a home office on weekdays and a toy room after school
- Drive for two cars with a PodPoint EV charger, plus a detached garage
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Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft
Garage = 17.4 sq m / 187 sq ft
Total = 145.6 sq m / 1567 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
(ID1101887)

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