

2 Brooks Close, Whitchurch, RG28 7JU  
Guide Price £375,000



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### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a three bedroom semi detached family home situated within a sought after residential area close to schools, play parks and local shops. The accommodation has been upgraded by the current owners and comprises of an entrance hall, lounge, kitchen/diner and a conservatory which then leads to the rear garden. Upstairs there are three bedrooms and a family bathroom. The rear garden is fence enclosed and mostly laid to lawn with a small patio area. There is also courtesy door to the garage and a driveway to the front.



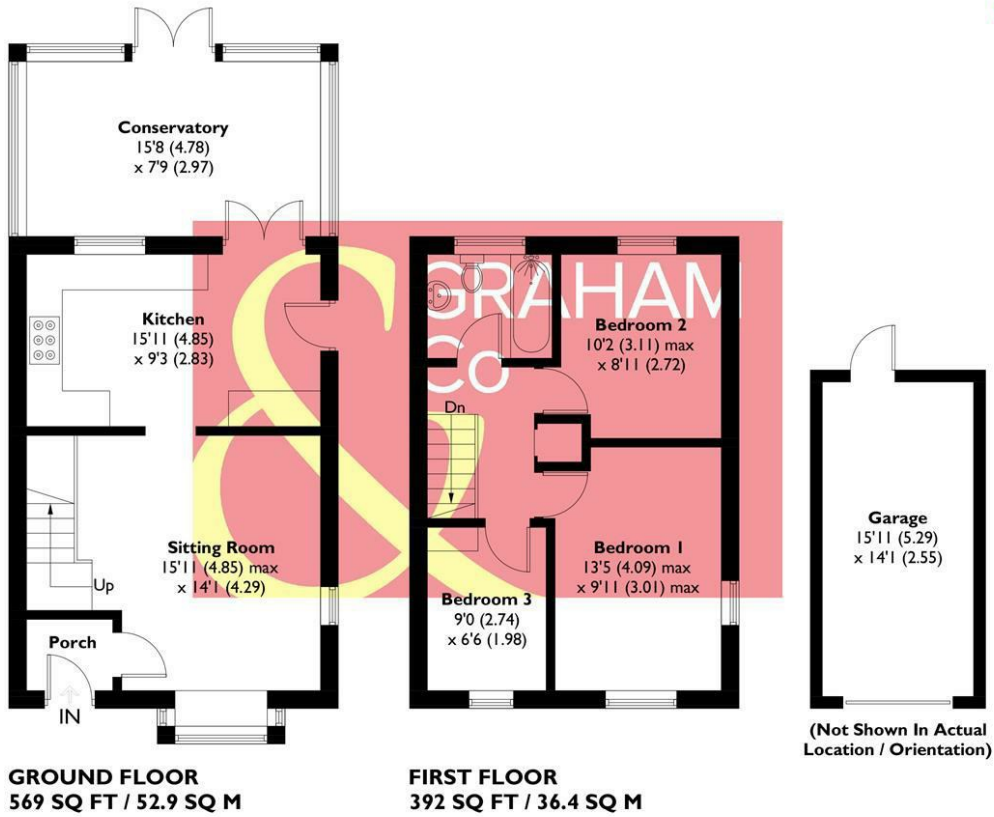


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an 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 = 961 SQ FT / 89.3 SQ M**  
**GARAGE = 145 SQ FT / 13.5 SQ M**  
**TOTAL = 1106 SQ FT / 102.8 SQ M**

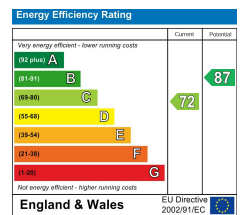


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1316313)  
**Produced for Graham & Co**

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