

Collingwood Way, Petersfield

**Price Guide £380,000**

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

# Collingwood Way, Petersfield, GU31 4QJ

Williams of Petersfield are delighted to present this attractive semi-detached home, situated in the desirable cul-de-sac of Collingwood Way. This lovely home comprises two double bedrooms, spacious living space and a very generous garden.

The ground floor features a kitchen, complete with base and eye-level units, good worktop space and a large window for plenty of natural light. There is also a downstairs W.C., which could serve as a useful cloakroom. The living and dining room provides ample space for relaxing and entertaining, with direct access to the garden.

The garden is a real highlight, with a large lawn and patio, ideal for outdoor dining and entertaining. Mature shrubs border the garden, creating a private and secluded outdoor space.

Upstairs, there are two double bedrooms, both benefiting from built-in storage. The principal bedroom has an en-suite shower room. A family bathroom completes the first floor.

The property also benefits from off-road parking and a convenient location within close proximity of Petersfield town centre.










**Location**
Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

**Local authority**
East Hampshire District Council

**Tenure**
Freehold

**Additional Information**
All main services











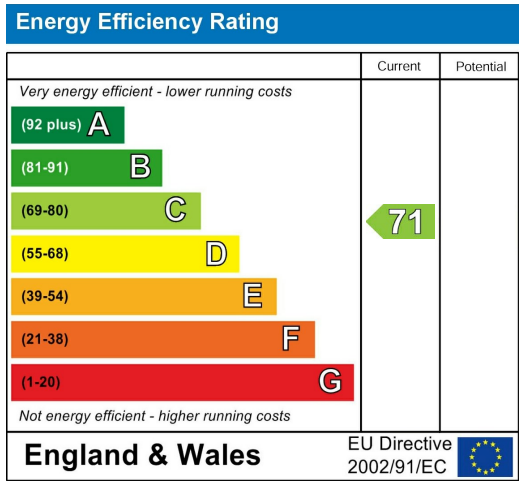

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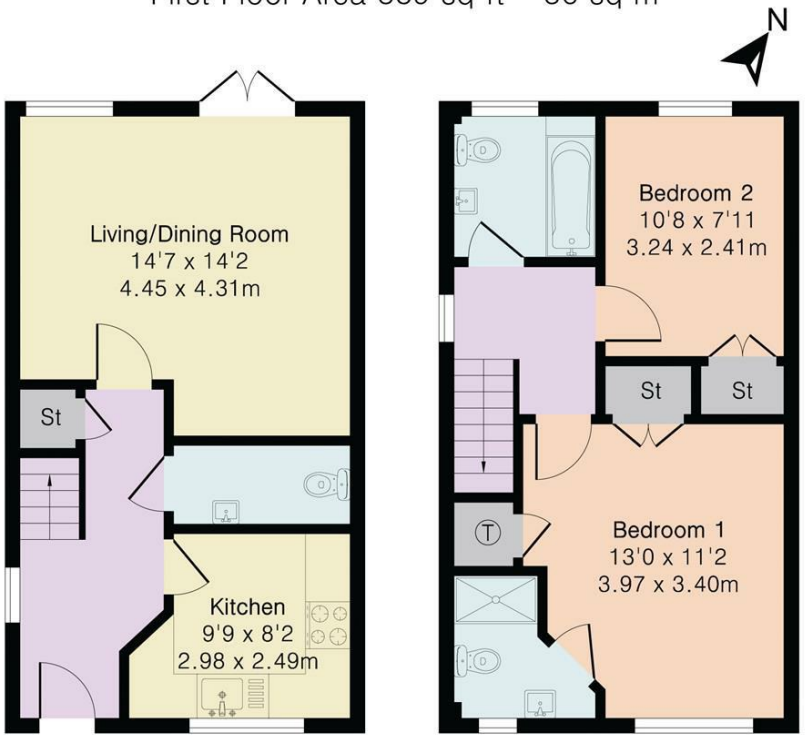
**Approximate Gross Internal Area 778 sq ft - 72 sq m**

Ground Floor Area 389 sq ft – 36 sq m

First Floor Area 389 sq ft – 36 sq m




Ground Floor First Floor

**Williams of Petersfield**

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