

Marden Way, Petersfield

Offers In Excess Of £665,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Marden Way, Petersfield, GU31 4PW

Williams of Petersfield are proud to present this stunning three-bedroom semi-detached home, situated in the sought-after area of Herne Farm, Petersfield. Located within the quiet cul-de-sac of Marden Way, this rarely available property offers spacious accommodation, generous living areas and the added benefit of multiple parking spaces.

Upon approaching the property, you are welcomed by a generous front lawn. Internally, the ground floor comprises a downstairs W.C., separate living and dining rooms, and a spacious kitchen fitted with integrated appliances, eye and base-level units and ample worktop space. The kitchen leads through to a separate utility room, complete with a sink and additional storage, providing direct access to the rear garden.

The garden offers a generous lawned area, enjoying a good degree of privacy, with substantial brick walls enclosing the space. A further benefit is the private access into the generously sized garage, which offers excellent space for vehicle parking and additional storage. Please see garden photos.

Moving to the first floor, the property benefits from three well-proportioned bedrooms, all featuring built-in storage. The principal bedroom is a spacious double with its own large shower en-suite, while the third bedroom is a generous single, offering potential as a home office or hobby room. A spacious family bathroom completes the first floor.

Externally, the property benefits from private, driveway parking in front of the garage, alongside additional communal parking within the cul-de-sac.

Ideally positioned within a short walk of Petersfield town centre, this property combines a peaceful setting with convenient access to local amenities. An ideal family home offering generous accommodation in a desirable location, an early viewing is highly recommended.









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

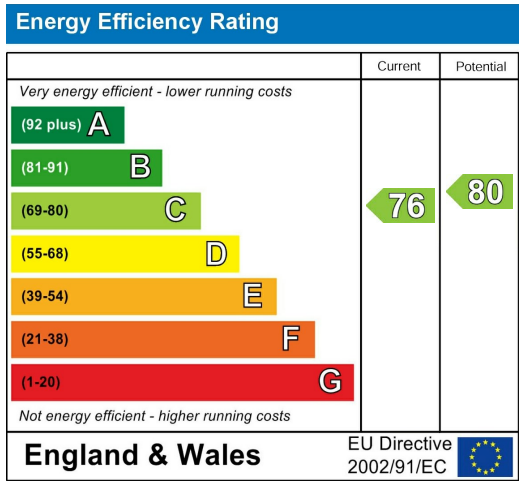






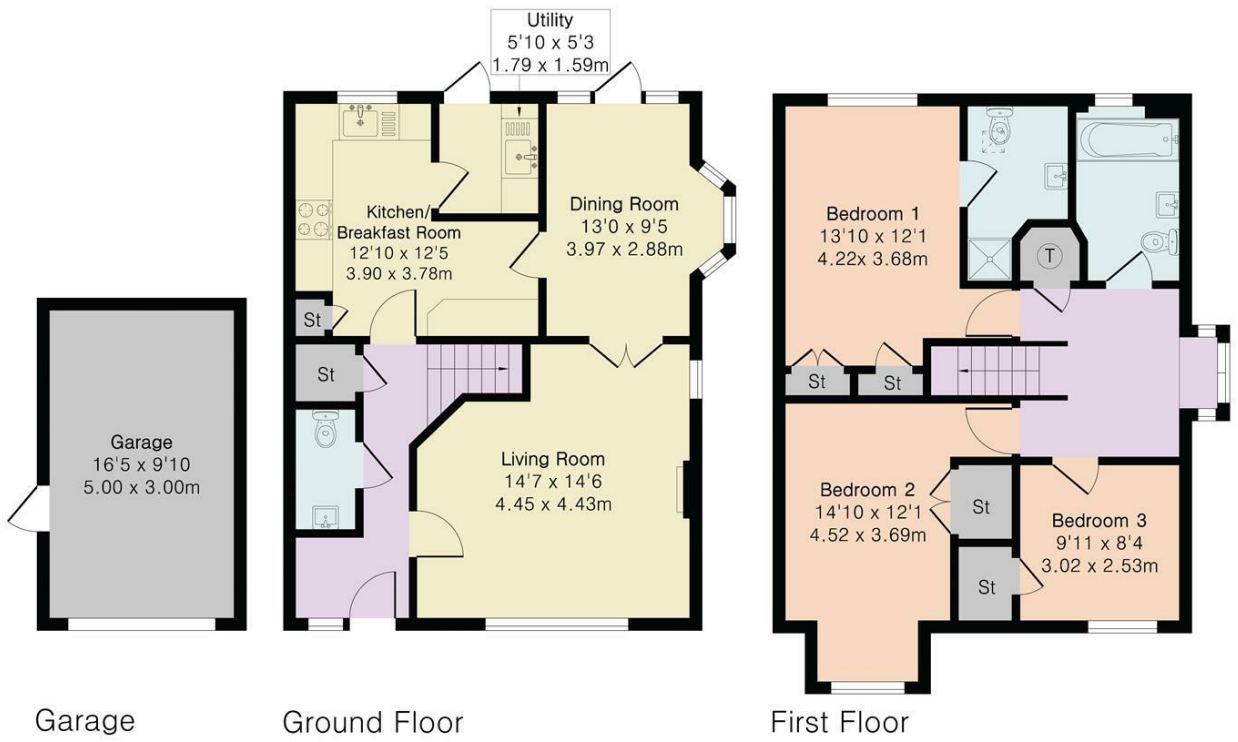






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Approximate Gross Internal Area 1185 sq ft - 110 sq m
(Excluding Garage)
Ground Floor Area 584 sq ft – 54 sq m
First Floor Area 601 sq ft – 56 sq m
Garage Area 161 sq ft – 15 sq m



Williams of Petersfield
6 - 8 College Street, Petersfield, Hampshire, GU31 4AD
01730 233333 sales@williamsofpetersfield.co.uk www.williamsofpetersfield.co.uk

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