

Beech Road, Alresford

At home in Hampshire

Hellards

10 Beech Road

ALRESFORD, HAMPSHIRE SO24 9JS

Guide Price: £540,000

- Extended Three Double Bedroom Home
- West Facing Garden
- Beautifully Presented Throughout
- Two Bathrooms
- Garage & Driveway Parking
- Convenient Location Within Easy Reach of Town Centre & Shops

Set in a popular and quiet cul-de-sac within easy reach of Alresford Town Centre, a three bedroom semi-detached home presented in immaculate condition throughout. Extended to offer spacious and light accommodation throughout, with a very pretty, West facing garden. The entrance hall leads through to the good sized sitting room with feature fireplace. A spacious kitchen/breakfast room with door to the rear garden and a rear extension provides a further reception room, currently used as a dining room as well as a downstairs shower room and access to the garage.

Upstairs on the first floor, two good sized double bedrooms, both with fitted storage and a study as well as a family bathroom. On the second floor, the loft has been converted to offer another double bedroom with gorgeous views to the West and the countryside beyond.

The garden is laid mainly to lawn with a covered patio providing shelter and a lovely seating area. Raised beds, lawn and a shed to the rear along with a further seating area at the rear of the garden that catches the morning sun.

To the front, a mature and attractive front garden and the block paved driveway provides ample off-road parking and there is also a single garage.













Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

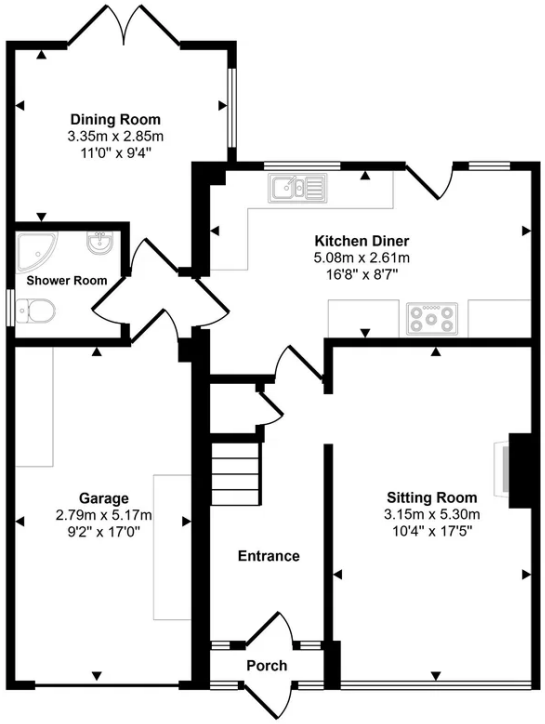
SERVICES
Mains gas with gas fired central heating, mains electricity, water and drainage.

LOCAL AUTHORITY
Winchester City Council
Council Tax Band D

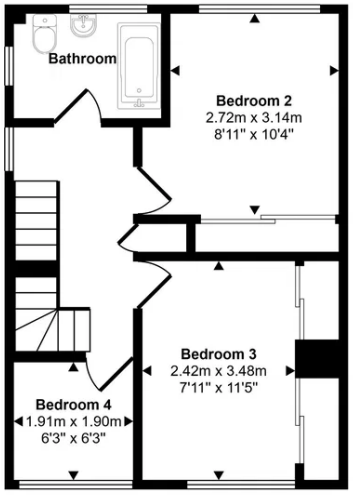
DIRECTIONS
From our offices in Broad Street, turn right onto West Street and then left into Jacklyns Lane. Turn left into Nursery Road and then right into Beech Road and the house is to be found on your right.

What3words: ///punctuate.directs.rezoning

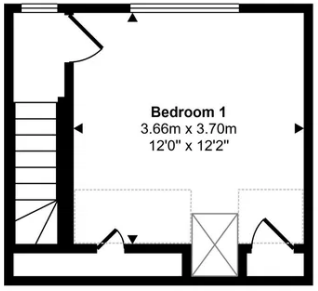
Approx Gross Internal Area
130 sq m / 1403 sq ft



Ground Floor
Approx 72 sq m / 780 sq ft



First Floor
Approx 38 sq m / 414 sq ft

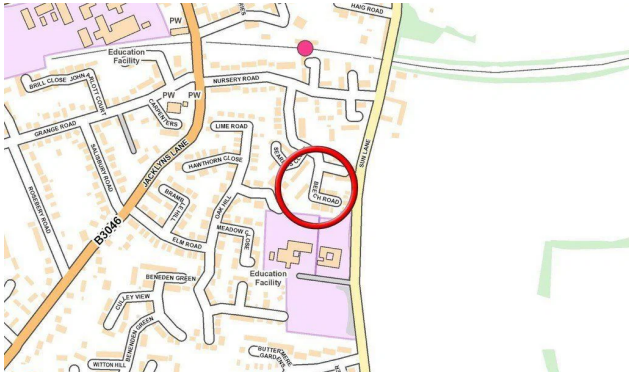


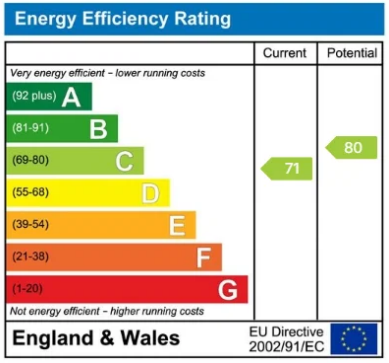
Second Floor
Approx 19 sq m / 209 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Hellards Estate Agents

11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

https://www.hellards.co.uk/

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs 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.