





This lovely four bedroom semi-detached home was refurbished a few years ago before the current owners moved in, and they in turn have extended the house to the rear which adds a stunning kitchen/dining/family room which has huge 'wow' factor, with a beautifully fitted pale grey kitchen with contrasting worktops and integrated appliances and a travertine tiled floor. In the dining area, there is a range of custom built storage cupboards.

There is a large breakfast bar, space for a large dining table and chairs and an L shaped sofa and bi-folding doors leading to the rear terrace.

The front sitting room is a good size and overlooks the front garden and has two custom built cupboards either side of the chimney breast. There is potential to add a wood burning stove.

From the hallway is a separate WC and stairs to the first floor landing which leads to the two large double bedrooms with built in wardrobes and a large single bedroom. Beautifully re-fitted bathroom suite with bath, basin inset into vanity unit with mirror and shaver point, WC and pumped separate shower cubicle, tiled floors and walls.

The top floor offers the principle suite with a large double bedroom and an ensuite shower room.

Externally, there is a very large gravelled driveway and the house is set well back from the road. Side access via a wooden gate to the rear garden which is west facing and has a lovely, two tier Indian sandstone terrace which leads to a lawned area enclosed on both sides by panel fencing.



There is an outbuilding at the bottom of the garden which has a storage facility to the right hand side and a self contained office to the right hand side with light and power and wi-fi.

Easy access to TPS, town centre and mainline railway station.

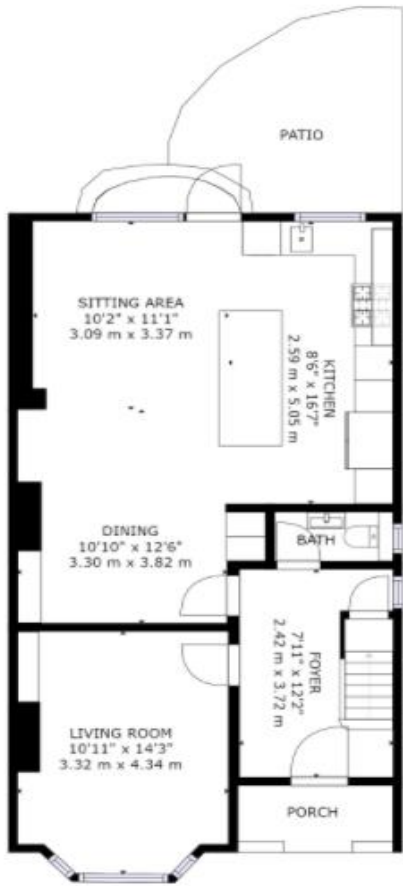
Council Tax Band - E \_ £2181 per annum.

Mains drainage and water. Gas central & Double glazed windows.

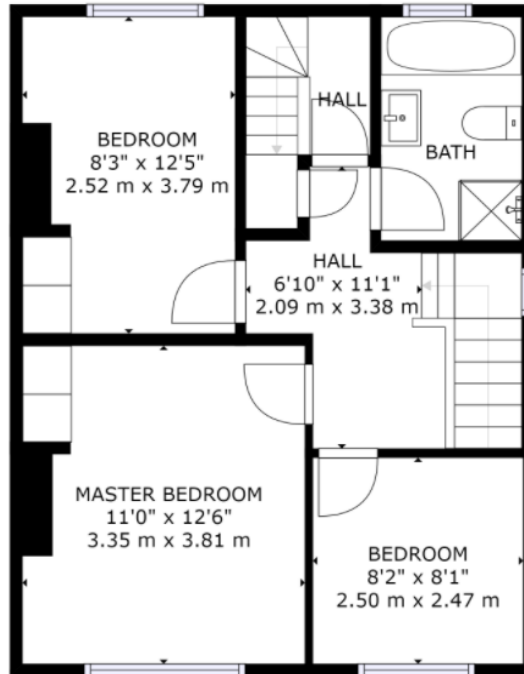
Viewing through Jacobs & Hunt, Petersfield.

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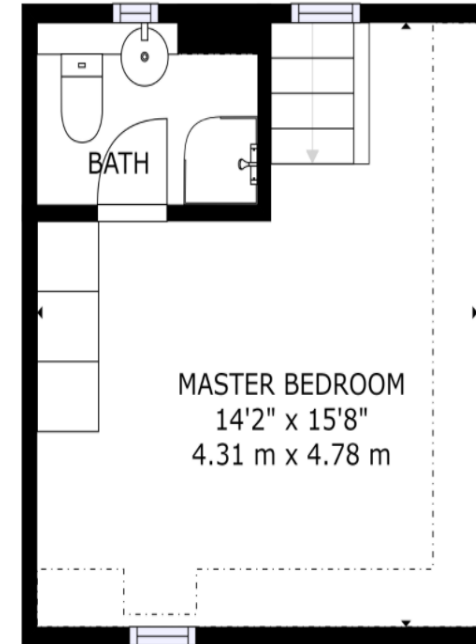




GROSS INTERNAL AREA  
FLOOR 1: 679 sq ft, 63 m<sup>2</sup>, FLOOR 2: 495 sq ft, 46 m<sup>2</sup>  
FLOOR 3: 177 sq ft, 16 m<sup>2</sup>, EXCLUDED AREAS:  
REDUCED HEADROOM BELOW 1.5M: 44 sq ft, 4 m<sup>2</sup>  
TOTAL: 1351 sq ft, 126 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

