



Kennet Road, Petersfield

Offers Over £495,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Kennet Road, Petersfield

We are delighted to offer this wonderful three bedroom detached house situated in the popular Rivers development which is within walking distance to the market town centre of Petersfield with its array of shops, amenities and mainline railway station. Excellent local schools are just a short stroll away.

Tucked away in a small cul-de-sac, this plot enjoys an enviable position on Kennet Road and is sure to attract early interest.

Accommodation comprises to the ground floor; Entrance hallway with stairs to the first floor, living room with bay window to the front aspect, dining room with French doors to the conservatory, which also has French doors opening onto the rear garden, kitchen with window overlooking the rear garden, utility room with side door and a downstairs cloakroom. The first floor offers the principal bedroom with en-suite shower room, a further double bedroom, a single bedroom and a family bathroom.

Outside there is a front garden with a paved and lawned area with shrubs and hedging, driveway for two cars and an additional parking space to the front, there is also a single garage accessed via the driveway which has an up and over door, plus a door opening onto the rear garden. To the rear there is an enclosed garden which is mainly laid to lawn with patio area and flower and shrub borders. The garden is enclosed by fencing.

Please contact us today to book your viewing as we anticipate a great deal of interest in this property.

EPC - D

Council Tax Band - E



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
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

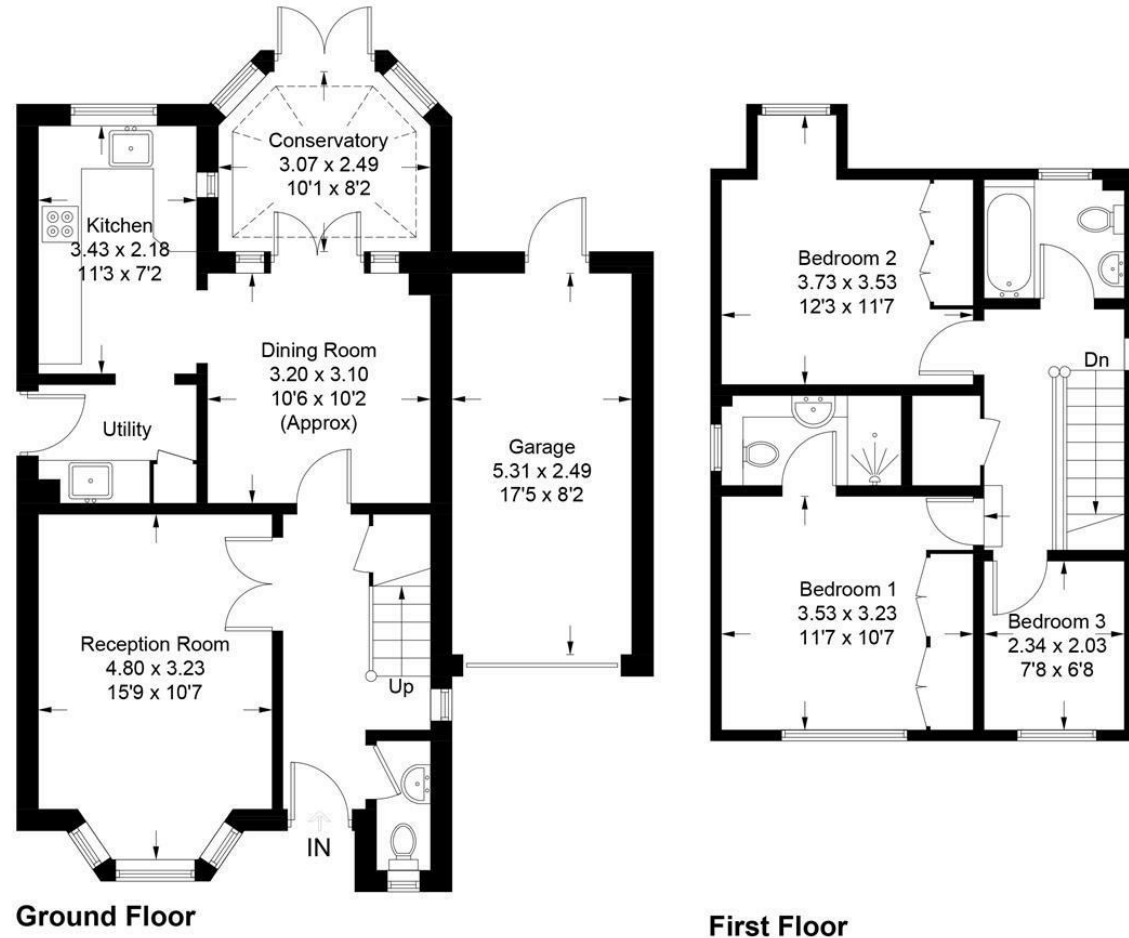
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Kennet Road, GU31

Approximate Gross Internal Area = 99.6 sq m / 1072 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 113 sq m / 1216 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID945068)

Williams of Petersfield

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