Tilmore Road, Petersfield

**Price Guide £545,000**

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

# Tilmore Road, Petersfield

Situated in one of Petersfield's most desirable residential areas, this beautifully presented end-of-terrace family home offers well-balanced accommodation arranged over three floors. The property features three good sized double bedrooms, two reception rooms, and the rare added benefit of off-street parking for two vehicles to the rear ( see photos ) .

The accommodation comprises of a welcoming entrance hall with stairs to the first floor, a ground-floor cloakroom/W.C, and doors leading to the principal living spaces. The living room enjoys a bay window to the front aspect and an attractive fireplace, while the dining room to the rear provides access to the kitchen and also features a fireplace and double doors to the garden.

The kitchen is fitted with a range of units and benefits from multiple windows to the side and rear aspects, creating a bright and airy space with pleasant views over the garden with just enough space for a small kitchen table to look out onto the garden to rear.

To the first floor are two well-proportioned double bedrooms and a family bathroom, with stairs rising to the second-floor master bedroom with double aspect windows over the town to the south downs.

Externally, the rear garden is a good size, mainly laid to lawn with two patio areas, also with rare parking to the rear as a huge advantage and benefit in town.

The property is ideally located within walking distance of Petersfield's excellent local amenities, including shops, schools, and the mainline railway station.

EPC - D
Tax Band - D
Freehold

## 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

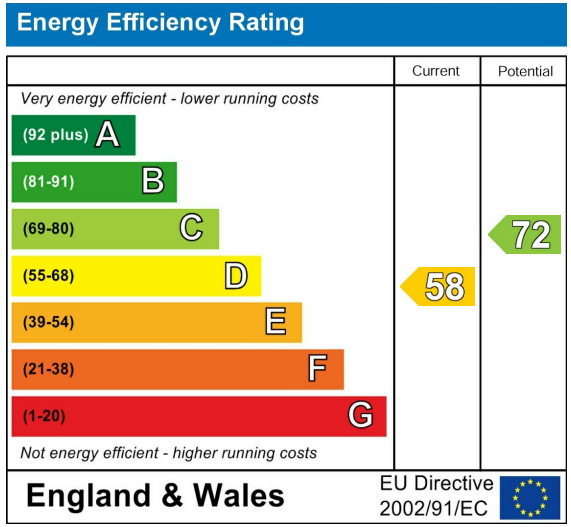
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

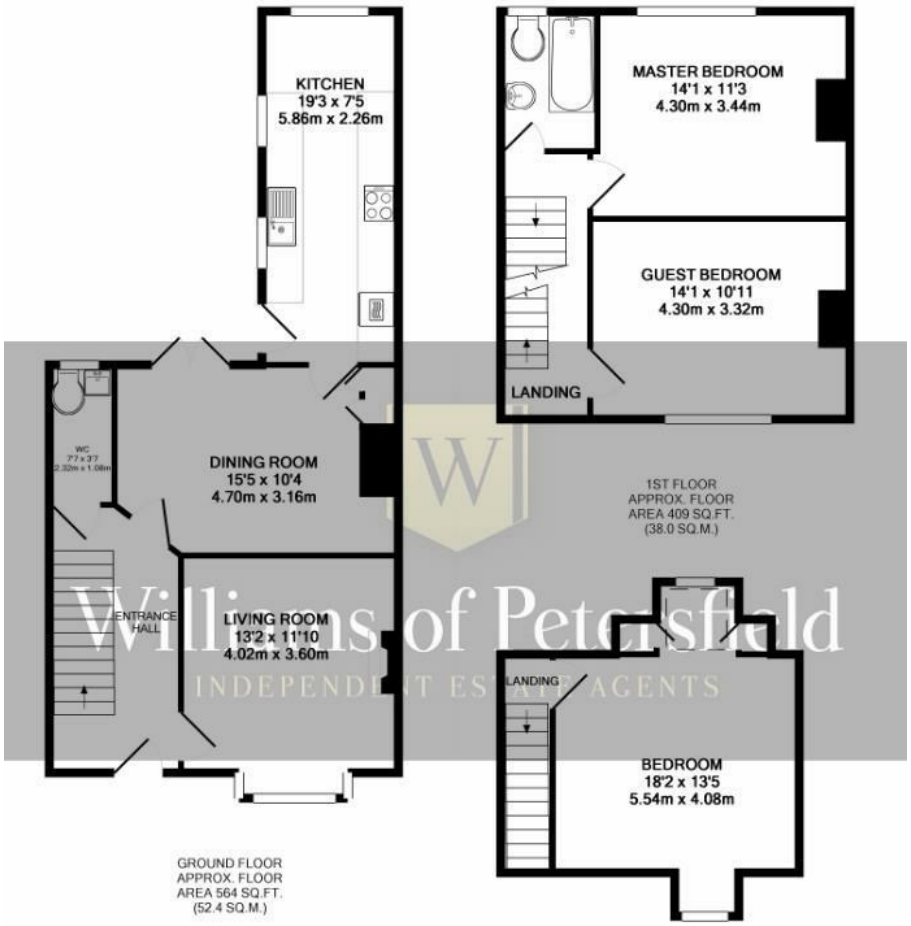
## Additional Information

All main services

## Tenure

Freehold






**Williams of Petersfield**
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