



Hanger Way, Petersfield

Price Guide £700,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hanger Way, Petersfield

This well-presented three-bedroom detached home is offered to the market with no onward chain and provides generous, versatile living space throughout. The property features three reception areas, two bathrooms including an en-suite to the principal bedroom, a substantial lawned garden and ample off-road parking.

Positioned in a quiet location, near to local amenities and an easy level walk into town. There is also scope for extending subject to planning.

Upon entering, you are welcomed by a spacious hallway, with a convenient ground floor W.C. to the left and a large living room to the right. The living room benefits from a bay window and offers plenty of space for comfortable seating. To the rear of the property is a well-appointed kitchen, fitted with a range of eye and base level units and integrated appliances, which opens through to a breakfast/reception room. In addition, there is a second reception room that can be used as a formal dining area or additional living space, providing flexibility for modern family life and entertaining.

Upstairs, the property offers two well-proportioned double bedrooms, both with built-in storage, along with a third single bedroom, ideal as a home office or hobby room. The principal bedroom further benefits from a spacious en-suite shower room. Large windows throughout the home allow for an abundance of natural light, while multiple storage options add to the practicality of the layout.

Externally, the property continues to impress with well-maintained gardens to both the front and rear. The front garden sits alongside a private driveway and garage, while the rear garden is mainly laid to lawn with a patio area, creating an ideal space for outdoor dining and entertaining.



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, Tesco 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

Tenure


Freehold

Additional Information

All main services

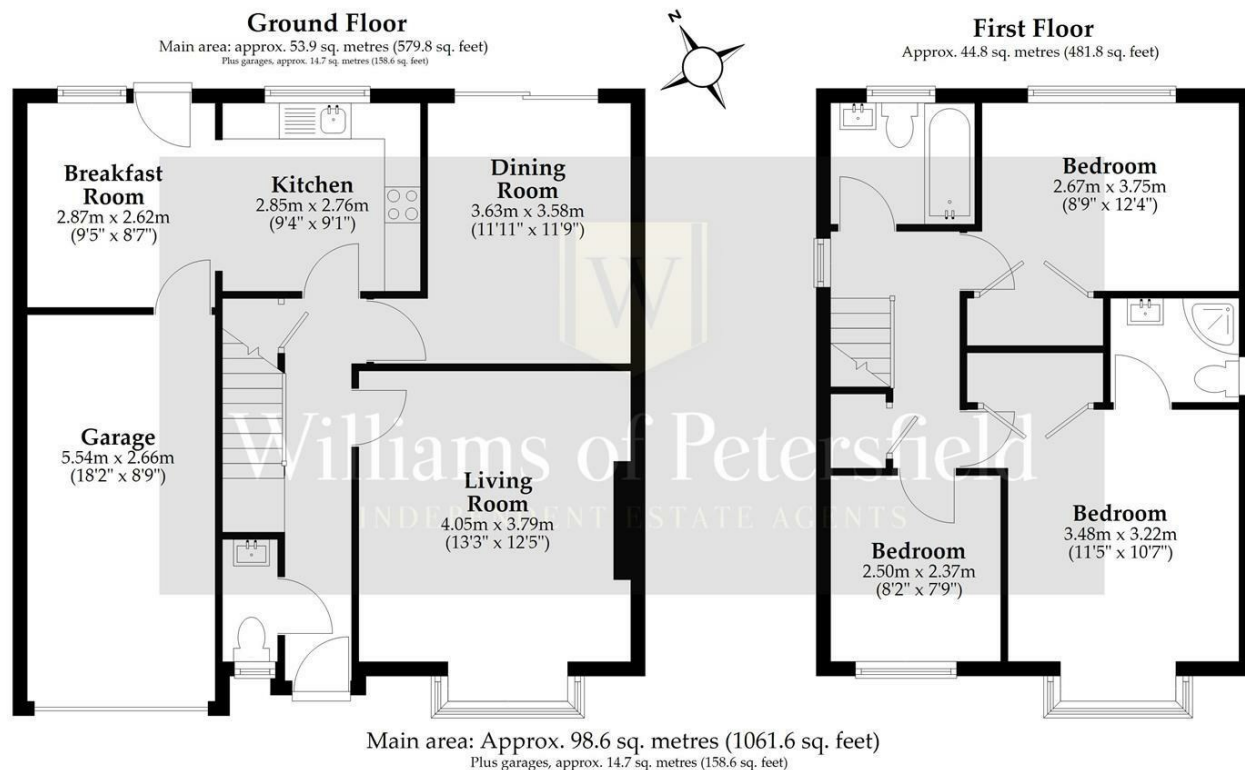
EPC - D

Tax Band - E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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