



Cranford Road, Petersfield, Hampshire, GU32

Guide Price: £475,000 *Freehold*



A spacious four-bedroom semi-detached house that was refurbished in 2018 and is well presented throughout.

KEY FEATURES

- Deceptively spacious semi-detached family house
- Conveniently located for schools and the town centre
- Refurbished and updated in 2018
- Accommodation is arranged over three floors
- No onward chain
- Parking and gardens



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DESCRIPTION

A deceptively spacious four-bedroom semi-detached family house conveniently located for schools and the town centre. The house was refurbished in 2018 and is therefore well appointed and presented throughout. The accommodation is arranged over three floors with an entrance porch, hallway, sitting room with wood burner style electric fire, kitchen/breakfast room, conservatory with under floor heating and cloakroom with WC on the ground floor. The first floor has three bedrooms and a family bathroom with bath and shower and the top floor has a bedroom with study/dressing area. Outside there is off street parking to the front of the house. To the rear is a lovely garden that is mainly laid to lawn and enclosed by panel fencing.

ACCOMMODATION

Four bedrooms, family bathroom, sitting room, kitchen/dining room, conservatory, cloakroom, entrance porch, off-street parking and a rear garden.

LOCATION

The property is situated on Cranford Road, very close to The Petersfield School. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, Polo at Cowdray Park and sailing along the south coast. There are many excellent schools in the area including The Petersfield School (TPS), Bohunt, Churcher's College, Bedales and Ditcham Park.

DIRECTIONS

From our office in the High Street proceed to the war memorial and turn right into Dragon Street. Continue to the roundabout and take the first exit into The Causeway. Take the first turning on the right into Cranford Road and the property will be found a short distance down on the right hand side.

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MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick and tile

Services: Mains gas, electricity, water and drainage

Council Tax: East Hampshire District Council. **Band:** "C"

EPC rating: "D" (55)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Restrictions: Within the South Downs National Park

Flooding: To the best of our knowledge, the property has never flooded

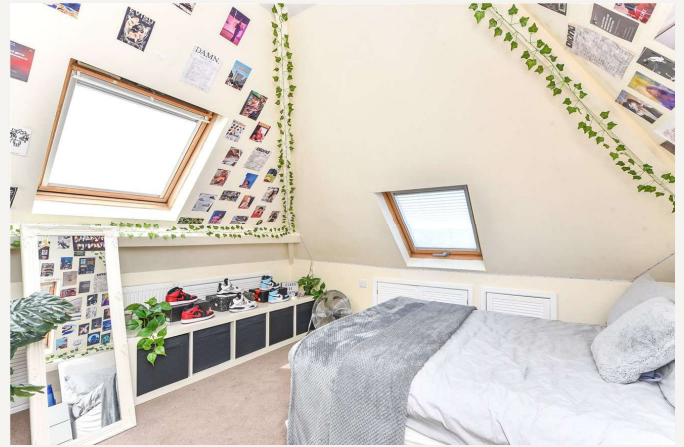
Mobile Signal: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: Off-street parking for two cars

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///shared.headsets.mixture



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PET230103>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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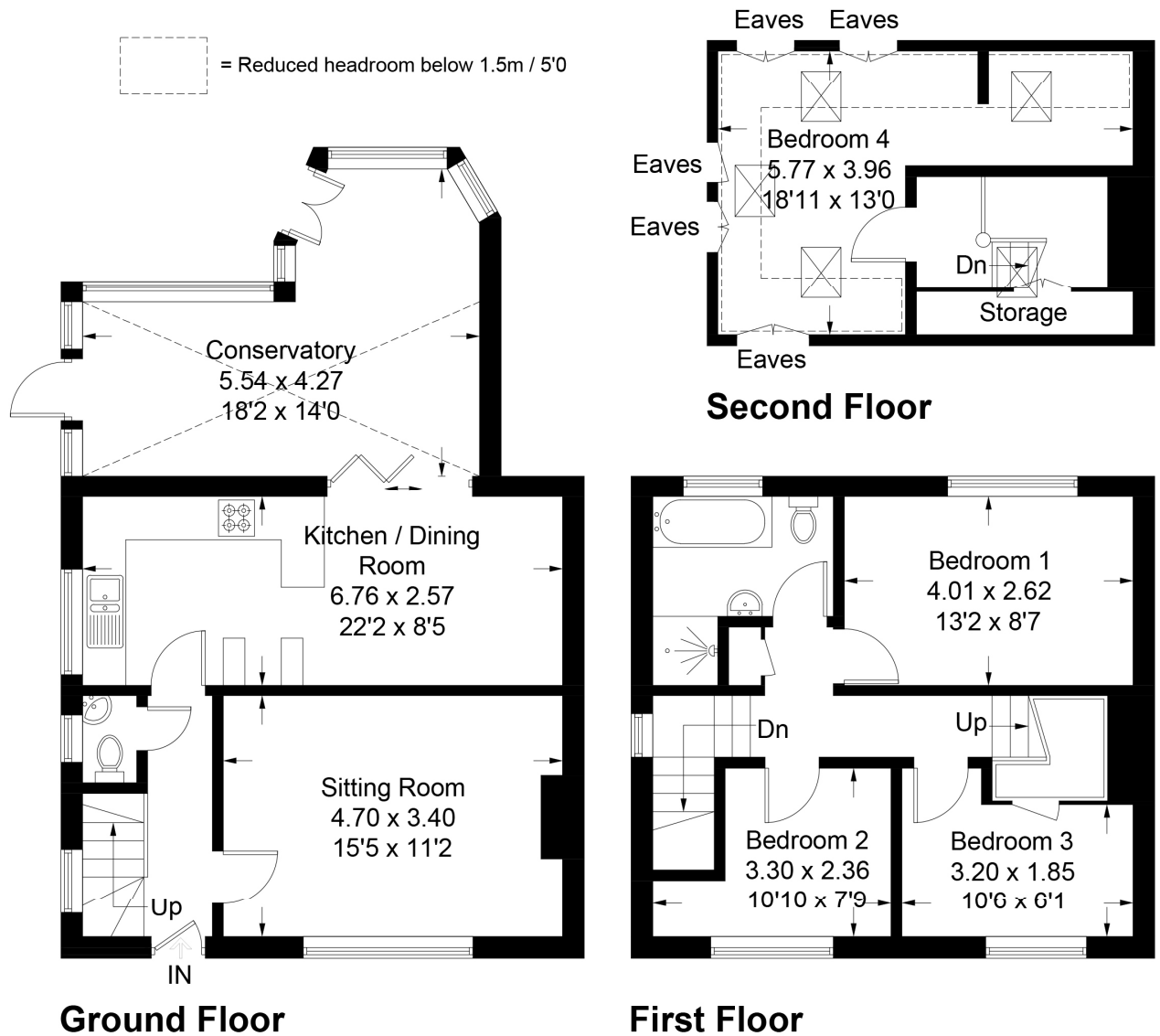
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Approximate Gross Internal Area (Excluding Void) = 120.3 sq m / 1295 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2019.

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