



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.

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

EPC Rating: Band "D" (55).

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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.



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.

Services: Mains water, electricity, gas and drainage.

Ref: MD/180048/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield


DIRECTIONS

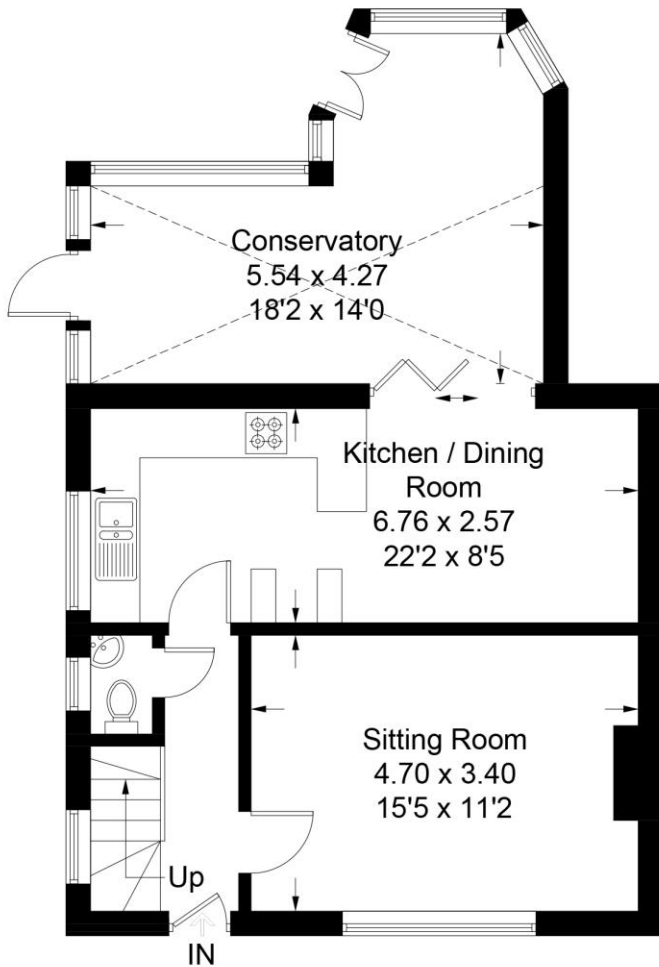
From our office in the High Street proceed to the war memorial and turn right into Dragon Street. Continue to the roundabout and take the first exit into The Causeway. Take the first turning on the right into Cranford Road and the property will be found a short distance down on the right hand side.



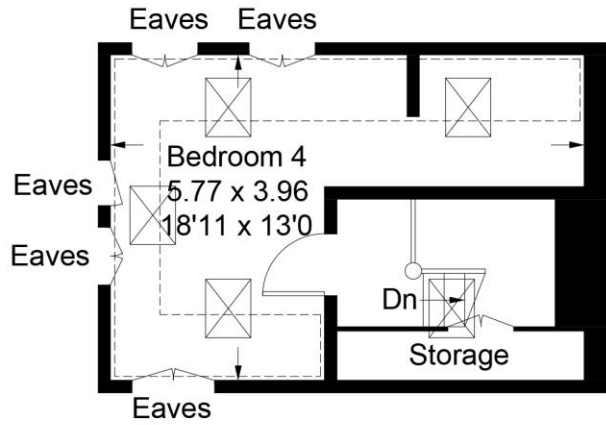
Cranford Road, Petersfield, GU32

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

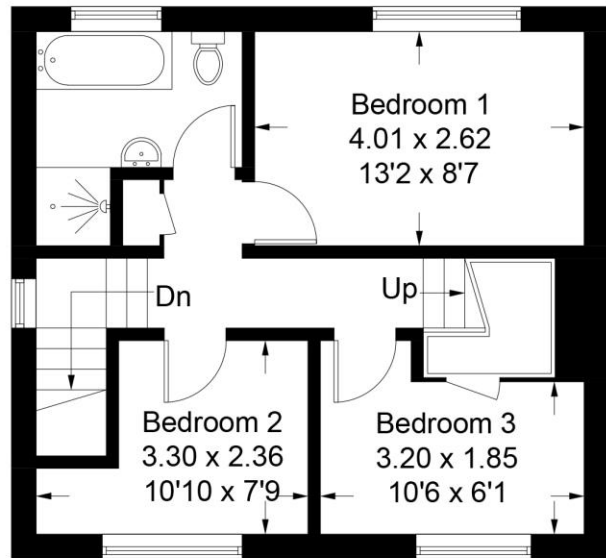
 = Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

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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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