



Woodbury Avenue, Petersfield

£2,750 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Woodbury Avenue, Petersfield

This light and airy 1930's semi-detached home is situated in a sought-after tree lined avenue a short walk to Petersfield station and within easy reach of the town centre and the A3.

The gravel driveway leads to the front door and entrance into property. The ground floor boasts two large reception rooms as well as a wonderful extended kitchen, as well as a utility and cloakroom. The kitchen/diner leads to the rear garden.

There are four good sized bedrooms, one with ensuite. All rooms are with a neutral palette and have wonderful outlooks onto the road and rear garden.

Available Mid July 2023

EPC - C
Council Tax - E
Pets Considered




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

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



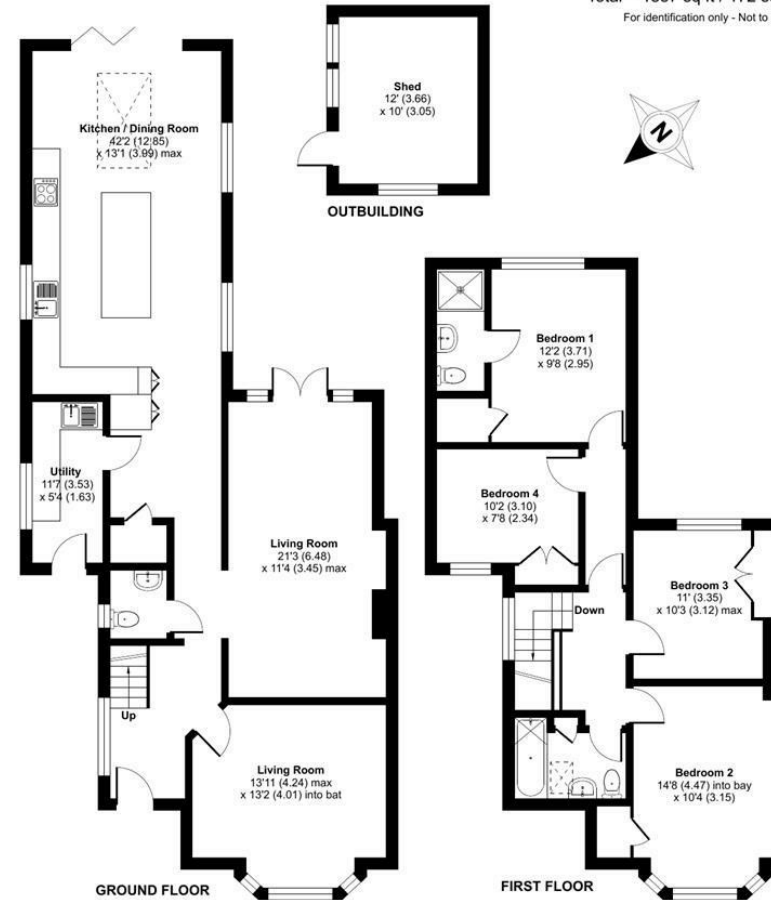
Woodbury Avenue, Petersfield, GU32


Approximate Area = 1737 sq ft / 161 sq m

Outbuilding = 120 sq ft / 11 sq m

Total = 1857 sq ft / 172 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Williams of Petersfield. REF: 939970

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