



Durford Road, Petersfield

**Price Guide £340,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



## Durford Road, Petersfield

Discover contemporary living in this two-bedroom house ideally situated just a short stroll from The Heath in Petersfield. Boasting its own private driveway and garden, it offers convenience within walking distance to Petersfield Town Centre.

Upon entry, a spacious hallway welcomes you, providing ample room for shoes and jackets, seamlessly leading to the bright and airy kitchen. Bathed in natural light from its front-facing window.

The open-plan living dining room beckons with French doors opening onto your own private garden, perfect for relaxation or entertaining guests. Designed for both comfort and functionality, the reception room offers space for a sofa and dining table, while space for storage under the stairs optimize every inch of space.

Upstairs, two generously sized bedrooms await, one accommodates a double bed and both boast built-in wardrobe space. Completing this level is a well-appointed family bathroom featuring a shower.

The south facing garden provides ample space for a cosy seating area, a dedicated patio ideal for potting plants, and a convenient shed situated at the end, offering additional storage.

EPC - C

Council Tax - C

Probate granted.





## 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

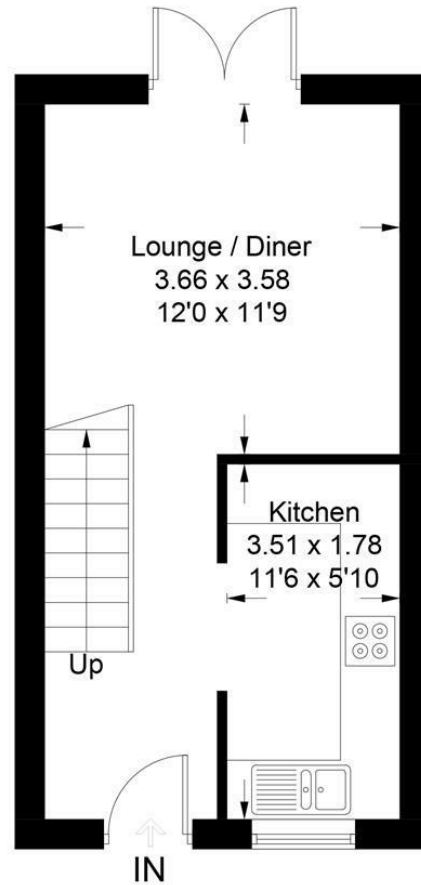
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

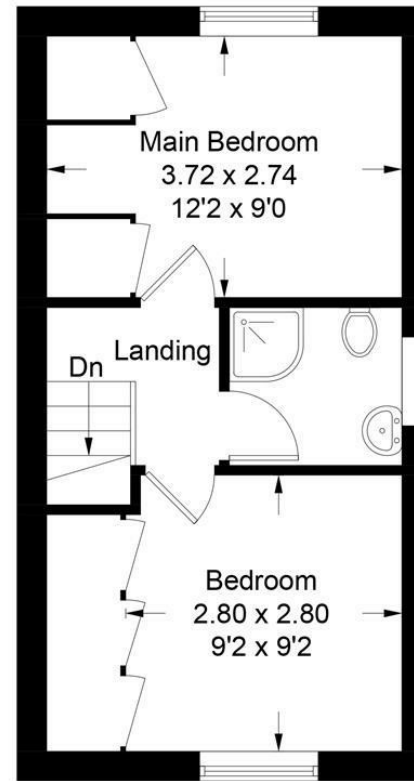


# Durford Road

Approximate Gross Internal Area = 52.6 sq m / 566 sq ft



**Ground Floor**



**First Floor**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1059322)

## Williams of Petersfield

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