

Jacobs & Hunt

52 MARDEN WAY, PETERSFIELD, GU31 4PW
ASKING PRICE OF £695,000





A fabulously presented three double bedroom family home which has been lovingly renovated in recent years, located in a very desirable cul-de-sac in between Tilmore Brook and the town centre.

On approach you will notice the pretty frontage the house has as well as the obvious kerb appeal. There is a driveway to the front of the garage which has a high pitch roof, light and power and rear access.

On entrance the hallway includes a handy alcove which houses a bench seat, there is also built in storage and a downstairs cloakroom. The ground floor flows very well in a circle and offers a front reception room, a second versatile room that is currently used as a dining room, there is garden access from this room. The layout continues with a generous kitchen which houses integrated appliances, base and wall units and ample work top space. A further advantage is a utility room with a sink, further appliances and access onto the rear garden.

The first floor is again beautifully presented with a newly fitted family bathroom, new en-suite shower room and three double bedrooms. The landing also provides access to a boarded attic space that has had a ladder added for ease of access.

To the garden there is a spacious patio which creates a great entertaining and dining space and the remainder of the garden has side borders, laid lawn and a hardstanding for a shed at the bottom of the garden. There is also a wide side return, bin store and rear access to the private garage.



Marden Way has a plethora of residential houses and forms part of the Herne Farm Development that was built by Kebbell Homes. Number 52 is located in a quiet cul-de-sac at the start of Marden Way and runs parallel to Tilmore Brook which is a pleasant stroll in Petersfield. Being part of Herne Farm gives you exclusive use of a residents only swimming pool, squash courts and meeting hall.

Council Tax Band E - £2479

Viewing through Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



Marden Way, Petersfield

Approximate Gross Internal Area = 113.3 sq m / 1219 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 127.6 sq m / 1373 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID979602)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

