

**Jacobs & Hunt**

7 STAFFORD ROAD, PETERSFIELD, HAMPSHIRE, GU32 2JF  
ASKING PRICE OF £850,000





Beautifully presented four bedroom detached family home located just a short walk from Petersfield town centre, mainline railway station and the local schools are also within easy reach.

The house has been extended and much improved and offers very bright and spacious living accommodation with a large, private rear garden. Access to the town centre and mainline station is just a few minutes via foot from a nearby footpath.

This property is presented to the market in excellent condition throughout and offers the following accommodation;

Front door to spacious entrance hall with Karndean flooring throughout, stairs to first floor landing, downstairs W/C, Snug room looking out onto the front garden and driveway.

Sitting room which is situated to the rear of the house, French doors leading to decked area and rear garden.

The Kitchen/Dining/Family room, having had work done in 2011, has been much improved by the current owners with Karndean flooring, a range of contemporary floor and wall units, Corian worktop surfaces, integrated sink with hot water tap, induction hob, integrated oven, grill and microwave also space for a fridge/freezer. Breakfast bar with dining area behind and French doors opening onto a decked area and rear garden.

Separate Utility Room with space and plumbing for washing machine and tumble dryer with wall units and worktop surface.



The Study is situated to the front of the property with a front aspect and an excellent size.

On the first floor is a landing with access to the loft and built in airing cupboard with hot water tank plus a linen cupboard.

Master double bedroom with front aspect double glazed windows, range of fitted wardrobes and units. Updated en-suite shower room with w/c, shower cubicle and wash hand basin. Potential to extend at the rear STPP.

The second double bedroom benefits from a large built in wardrobe and front aspect views.

The third bedroom is a double and offers rear aspect views over the garden.

The fourth bedroom has double glazed window to rear aspect and built in wardrobe.

Stylish four piece, family bathroom comprises of panel enclosed bath with mixer tap, separate shower cubicle with thermostatic shower, w/c and wash hand basin, tiled walls.

To the front of the house is a large, private driveway with ample off road parking. Access to the rear garden through the side, pretty front lawn area.

To the rear of the house is a decked area with access to the Kitchen/Dining/Family Room and the Sitting Room. The large lawn is surrounded by panel fencing with a large shed down at the bottom of garden.



Gas central heating, double glazed windows, mains gas, water and drainage.

Council Tax Band - C - £2361 per annum.

Viewing through the Vendor's sole agent, Jacobs & Hunt.

**JACOBS & HUNT ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!**



## Stafford Road, Petersfield

Approximate Gross Internal Area = 170.0 sq m / 1830 sq ft  
 Outbuilding = 14.1 sq m / 152 sq ft  
 Total = 184.1 sq m / 1982 sq ft



= Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. (ID955276)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	76   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



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