





# Iona, Geales Crescent, Alton, Hampshire GU34 2ND

## Guide Price £535,000

A 4 bedroom detached 1980s house of a deceptively large individual design occupying a wide and highly convenient corner position opposite the open expanse of Anstey Park.

- Porch, hall, cloakroom, 3 reception rooms, breakfast kitchen, utility, 4 bedrooms (3 doubles), en-suite shower room, bathroom, large garage, 3/4 car drive, side & rear gardens
- 0.6 mile Alton station (commuter train to London Waterloo, minimum journey time 67 minutes) - High Street 0.8 mile
- Notable improvements since 2012 include en-suite and cloakroom refitted in contemporary white livery with chrome fittings, multiple heated towel rails and vanity cupboards, and cavity wall insulation - Scope for further enhancement
- South Easterly rear aspect with rear garden minimum 62' (18.88m) wide - 3 rooms enjoying double aspects and park views from bedrooms 1 and 4
- Sitting room featuring brick open fireplace with slate hearth and mantelpiece, window seats to double bays, 4 wall lights and open plan to dining room
- Split level electric double oven, gas hob and vented hood with plumbing for dishwasher to kitchen/breakfast room - utility room includes further cupboards incorporating water softener and replacement wall hung Vaillant gas boiler
- Gas heating system with radiators
- Coved ceilings, timber framed double glazing and white panelled internal doors - several glazed
- Well proportioned family accommodation centres on reception hall with double coats cupboard, twin aspect half landing and galleried landing
- 17' 4" x 14' 2" (5.28m x 4.31m) large detached garage with fluorescent lighting, power, side aspect, personal door and open loft area





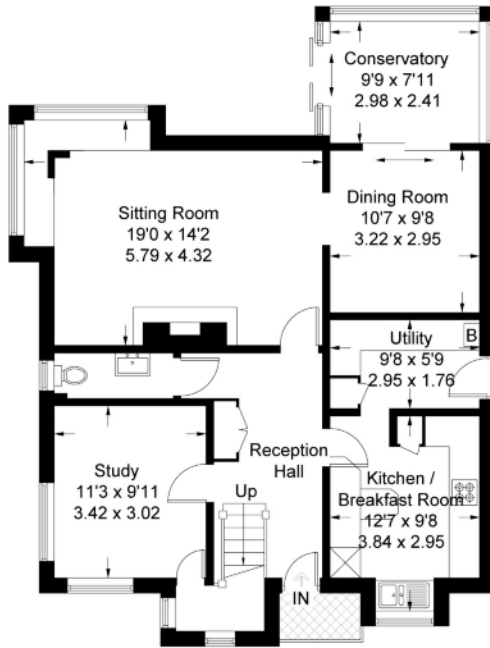


**LOCATION** Iona occupies a prominent corner position with Anstey Lane in a well regarded area of low density housing ranging back to the 1930s with the extensive open and recreational space of Anstey Park opposite, which has its associated sports/interest societies and a fitness studio. The neighbourhood is significant for its convenience to not only the Park but also Alton Convent, Eggars and primary schools, the station and Waitrose store, convenience stores, the Cedar vets, Alton College of Further Education and an intricate network of town footpaths. Revered for its connections with Jane Austen, the brewing industry and more recently footballer Jimmy Dickenson and gold Olympian Peter Charles, this historic market town is strategically placed with access to London, the airports, the Thames Valley and South Coast. The town provides individual shops and stores such as M&S and Sainsbury's, cultural facilities, churches and, on the outskirts, Alton Sports Centre and two golf courses.

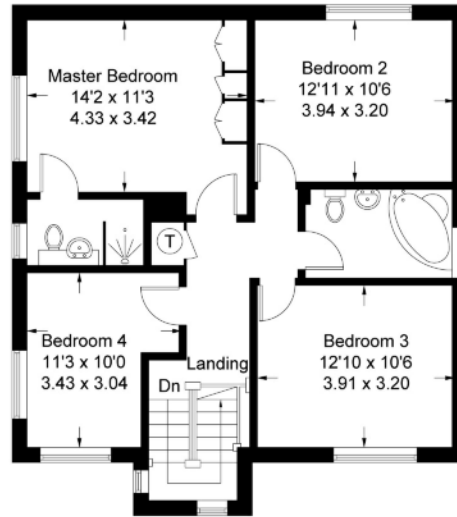
**SERVICES** All mains services    **TENURE** Freehold    **LOCAL AUTHORITY** East Hampshire District Council    **COUNCIL TAX BAND** F

**DIRECTIONS** From the Palace Cinema mini-roundabout proceed away from the town towards Holybourne and Farnham on Normandy Street coming Anstey Road. After passing the Railway Arms Real Ale Pub on the left, turn 5th left into Anstey Lane. Then turn 1st left into Geales Crescent where the house is immediately on the left.

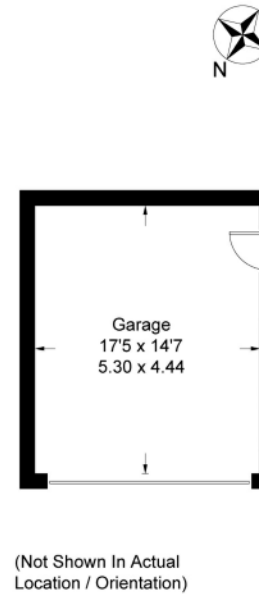
**VIEWINGS** Strictly by confirmed appointment with the Agents    Office hours: Mon - Fri 9am - 6pm    Saturday 9am - 5pm    Sunday 10am - 2pm



**Ground Floor**  
906 sq ft / 84.2 sq m



**First Floor**  
785 sq ft / 72.9 sq m



Approximate Gross Internal Area = 1691 sq ft / 157.1 sq m  
Garage = 255 sq ft / 23.7 sq m  
Total = 1946 sq ft / 180.8 sq m

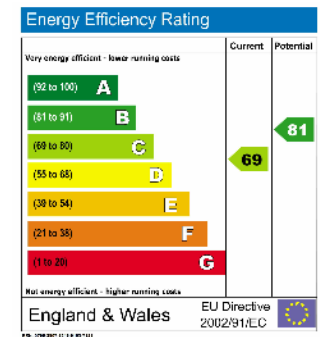
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID327820)

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**warren** ■  
**powell-richards**



Viewing is by prior arrangement.  
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