102 Hazel Road, Four Marks, Alton, Hampshire, GU34 5EX
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A well presented 3 bedroom family home located in the popular village of Four Marks. There is a good sized living room, kitchen, dining room and conservatory which leads to the rear garden. On the first floor there are 3 bedrooms, en-suite to the master bedroom and family bathroom. The property also benefits from a garage in a block.

Four Marks has a village centre with its parade of shops including a Tesco Express, independent bakery, sports shop and specialist wine merchants, M & S Simply Food garage outlet and Co-op mini-store beyond. Encompassed by rolling Hampshire countryside, the village also has a primary school, churches, village hall, doctors and vets surgeries, a recreation complex with adjoining allotments, bus services, a golf course, garden centre and the Watercress Steam Railway line. Senior schools can be found in Alton and at Perins in Alresford with Alton High Street lying within 4.5 miles and affording diverse shops, supermarkets, restaurants and cultural facilities. This historic old market town also has a station (Waterloo line), Waitrose store, churches of several denominations, an FE college, Convent School, regular open air market events and leisure with a sports centre and fitness clubs.

Ground Floor

**Entrance Hall**
Front door opening to entrance hall. Coats hanging space, radiator. Door to:

**Cloakroom**
Fitted with low level wc and cistern and wash basin. Extractor fan. Radiator.

**Living Room**
Double glazed bay window to front aspect overlooking the green. Laminate wood effect flooring, radiator.

**Inner Hall**
Stairs leading to first floor. Storage cupboard. Glazed door to:

Outside

**Front**
The property is approached via a path, paved area with shrubs. There is an open green area to the front of the house.

**Rear Garden**
Area laid to lawn with patio area beyond. Enclosed by timber fencing, rear gate leading to garage.

**Garage**
The garage is located to the right hand side of the property in a block being the 2nd in from the left.

**Directions**
From Alton take the A31 in a south westerly direction to Four Marks, upon reaching Four Marks take the left turning marked Pine Road/Hazel Road. Follow the road round to the right and the property will be found at the bottom of the road on the right.

**Energy Efficiency Rating**

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Price £299,950
**Dining Room**  
Wood effect laminate flooring. Radiator, door to conservatory. Archway to:

**Kitchen**  
Fitted with a range of base and wall units in light wood effect. Built in oven with 4 ring gas hob and extractor fan above, space for large fridge freezer, dishwasher and washing machine. Inset stainless steel sink with drainer, wall hung Ideal gas fired central heating boiler. Laminate floor, glazed door to:

**Conservatory**  
Double glazed with pair of doors leading to rear garden. Laminate wood effect flooring, space for tumble dryer.

**First Floor**

**Landing**  
Hatch to loft. Cupboard housing hot water cylinder and linen storage shelving. Radiator.

**Bedroom One**  
Rear aspect double glazed window. Built in wardrobe, radiator. Door to:

**En-suite**  
Fitted with low level wc, pedestal wash basin and shower cubicle with glazed screen. Vinyl flooring, extractor fan, radiator.

**Bedroom Two**  
Front aspect double glazed window. Radiator.

**Bedroom Three**  
Front aspect double glazed window. Radiator.

**Bathroom**  
Fitted with white suite of low level wc, pedestal wash basin and panel enclosed bath with handheld shower attachment. Part tiled walls, vinyl floor, radiator.

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These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check for any particular purpose e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Warren Powell-Richards Limited. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution.

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**Ground Floor**  
525 sq ft / 48.8 sq m

**First Floor**  
398 sq ft / 37 sq m

Approximate Gross Internal Area = 923 sq ft / 86.8 sq m

Illustration for identification purposes only. Measurements are approximate. Not to scale. Floorplansketch.com © 2016 (E26B259)