



Selbon

Residential sales & lettings

Band Hall Place, Hook,
Hampshire, RG27 9HR
Offers over £475,000 Freehold



01252 979300
Selbonproperty.co.uk

- Semi-Detached Family Home
- Three Bedrooms
- Living Room/Dining Room/Conservatory
- Approx. 50ft. Rear Garden
- Cul-De-Sac Location
- Extended and Re-Modelled
- Re-Fitted Kitchen
- Utility Room & Cloakroom
- Driveway Parking & Garage
- Close to Local Amenities and Hook Train Station

Selbon Estate Agents are delighted to offer to the market this extended and re-modelled three bedroom semi-detached family home, ideally located in a cul-de-sac location, close to the centre of Hook.

For the commuter Hook mainline station is approximately 0.3 miles distant as well as having local amenities also within close proximity.

The property has been extended and re-furnished by the current owner and is offered for sale in excellent order throughout.

On entering the property you are welcomed into a porch which in turn leads to the entrance hallway with downstairs WC/cloakroom and stairs to the first floor with an under-stair storage cupboard.

The principle accommodation includes open plan living space to the ground floor comprising; living room which opens to a dining room. From the dining room you are welcomed into a kitchen and also into the conservatory.

The kitchen has been re-fitted and boasts eye and base level high gloss cupboard and drawer units. Built-in appliances include hob and oven. Space for upright fridge/freezer. Adjacent to the kitchen is a generous utility room with a further range of units and door leading to the rear garden.

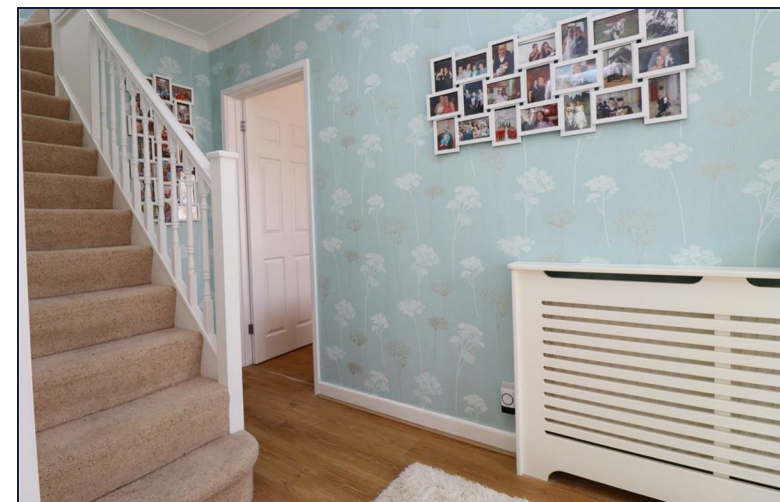
To the first floor are three bedrooms (two doubles and a single) and a bathroom which is fitted with a white suite including an L-shaped bath with shower over, hand wash basin and low level W.C.

Externally the stunning garden measures approximately 50ft. in length and is predominately laid to lawn with an array of flower, tree and shrub borders. Immediately to the rear of the property is a large patio area, ideal for entertaining.

To the front of the property is driveway parking which leads to a garage.

The property is well located for local schools and is currently in the catchment areas for Hook Infant & Junior schools and Robert May's Secondary school.

Internal viewings are highly recommended.









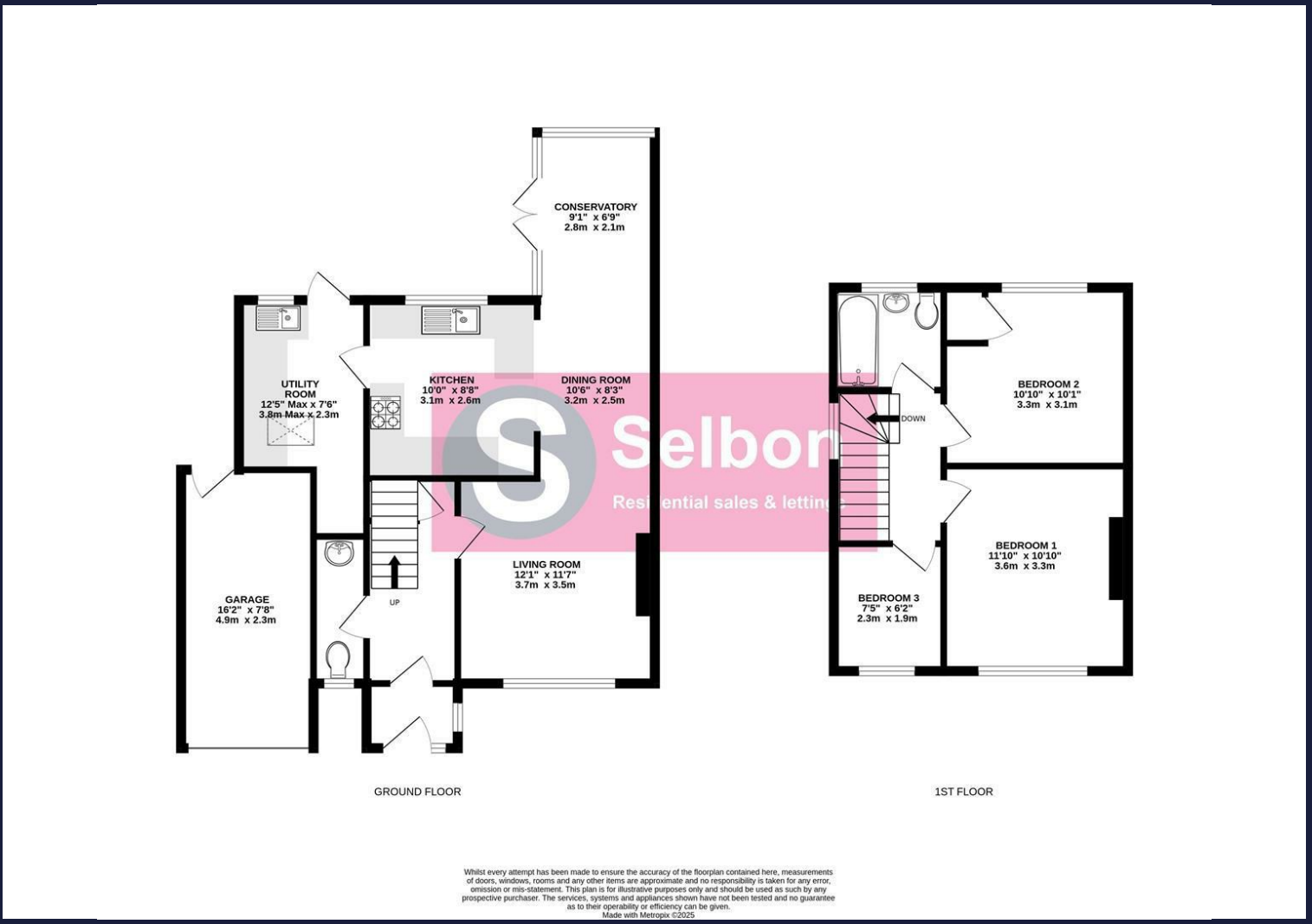








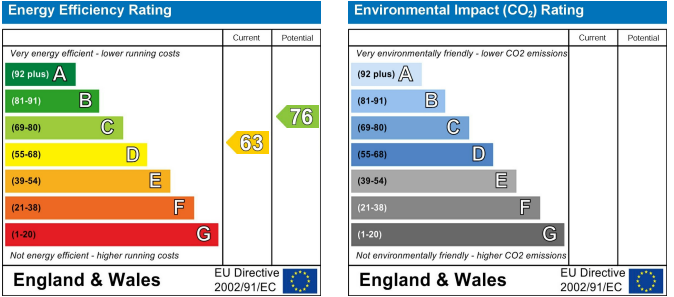
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: D

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.