



**Selbon**

Residential sales & lettings

Holt Lane, Hook,  
Hampshire, RG27 9EP  
Offers over £375,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- End Terrace Family Home
- Re-Fitted Kitchen
- En-Suite Shower Room & Family Bathroom
- Garage in a Block & Parking Space
- Gas Central Heating & Double Glazed Windows
- Three Bedrooms
- Lounge/Dining Room
- Approx. 50ft. Easterly Facing Garden
- Close to Local Schools & Amenities
- Hook Train Station Approx. 1 Mile Distant

Selbon Estate Agents are delighted to offer to the market this three bedroom end of terrace property ideally situated in this non-estate location, close to local amenities.

The property was built in 2004 and benefits from being in close proximity to Bassett's Mead Country Park and under 1 mile distant from Hook train station.

On entering the property you are welcomed into a porch area with cloakroom. Door leads the hallway with stairs to the first floor. The stunning re-fitted kitchen boasts eye and base level cupboard and drawer units. Inset sink with mixer tap, built-in appliances include: oven, hob and extractor over. Space and plumbing for washing machine and space for upright fridge/freezer.

The lounge/dining room has doors that lead to the rear garden and a under stairs storage cupboard.

To the first floor are three bedrooms and a family bathroom with white suite. Bedroom one also benefits from an en-suite shower room.

Externally the Easterly facing rear garden measures approximately 50ft. in length and is predominately laid to lawn with patio area. The front garden is laid to lawn with a variety of shrubs and side access to the rear garden via a gate.

The property includes a garage with up and over door and a pitched roof that could provide storage space. There is also an additional allocated parking space opposite the garage.

The village of Hook boasts excellent facilities including a Tesco supermarket, doctors' surgery, dentists, Post Office, take-away's, public houses and a church.

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.

Hook mainline train station with trains to London Waterloo is around 1 mile distant from the property. Access to the M3 and A30 road links are also within easy reach.



















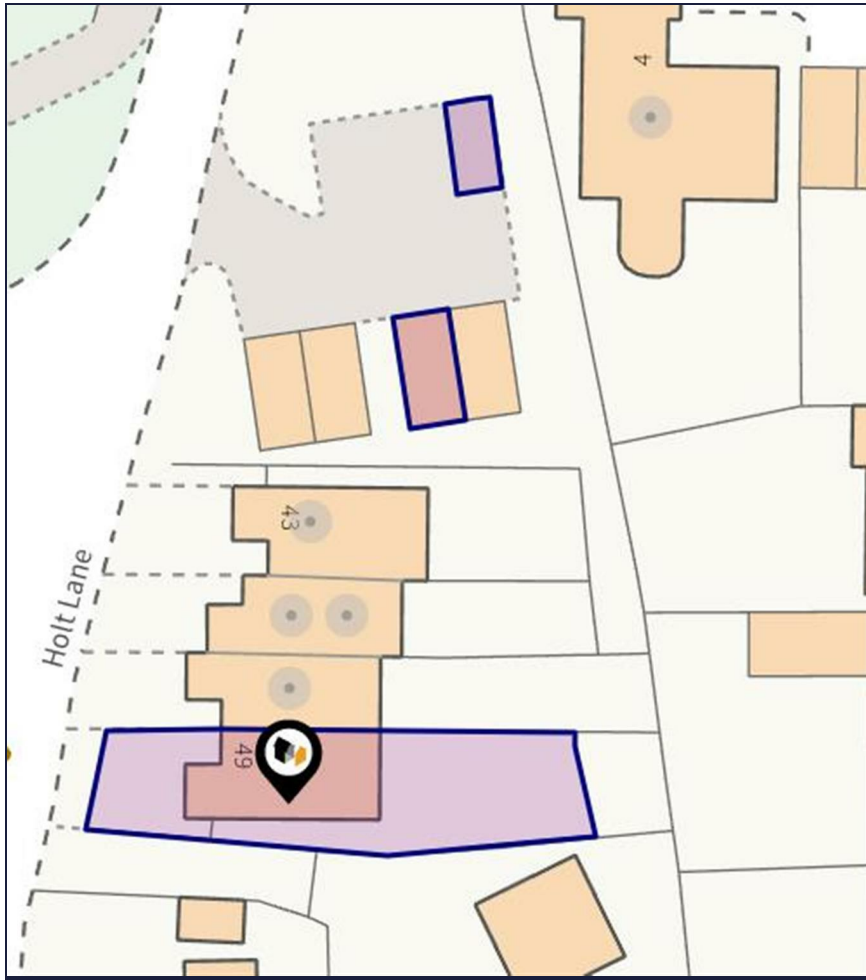






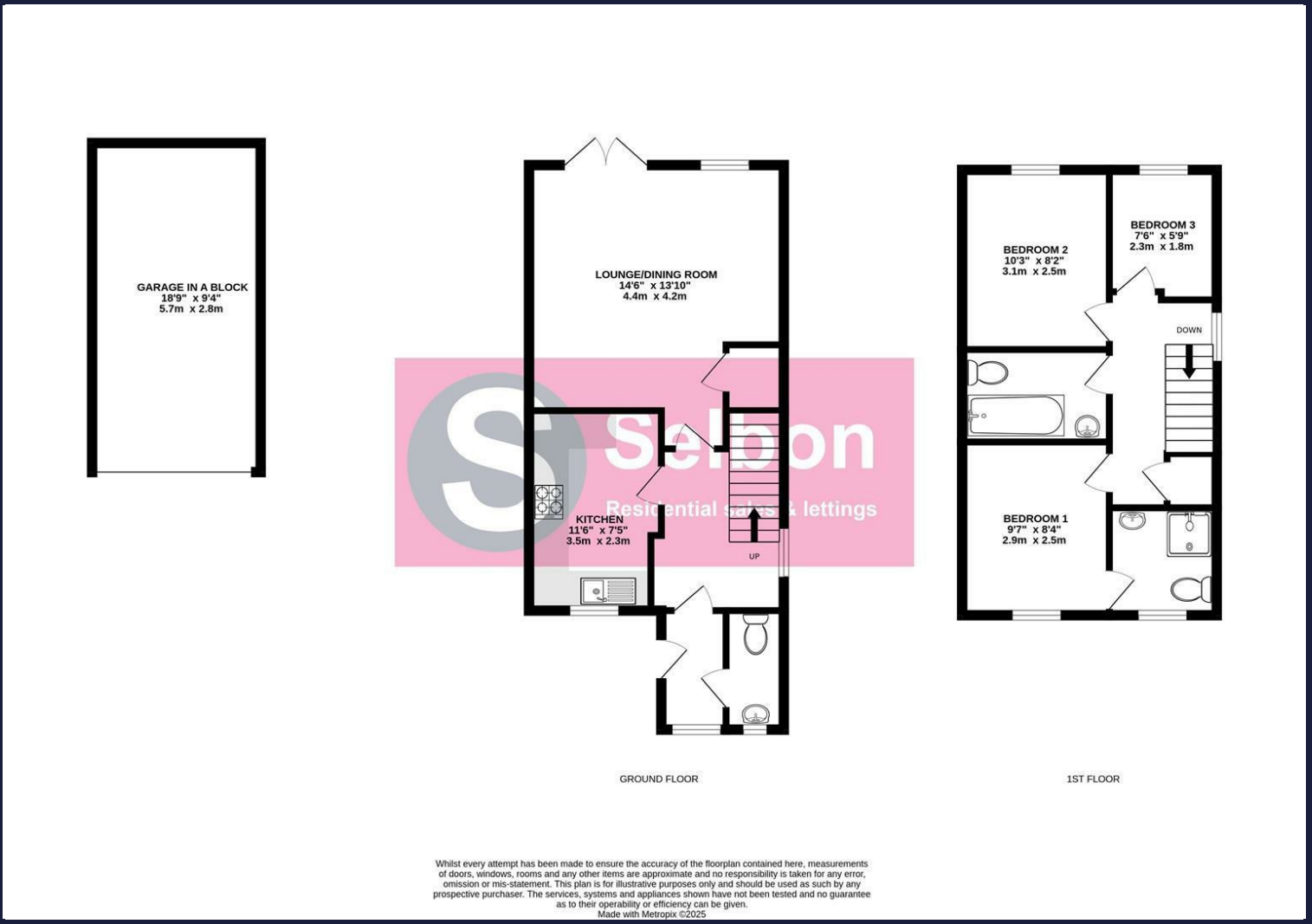




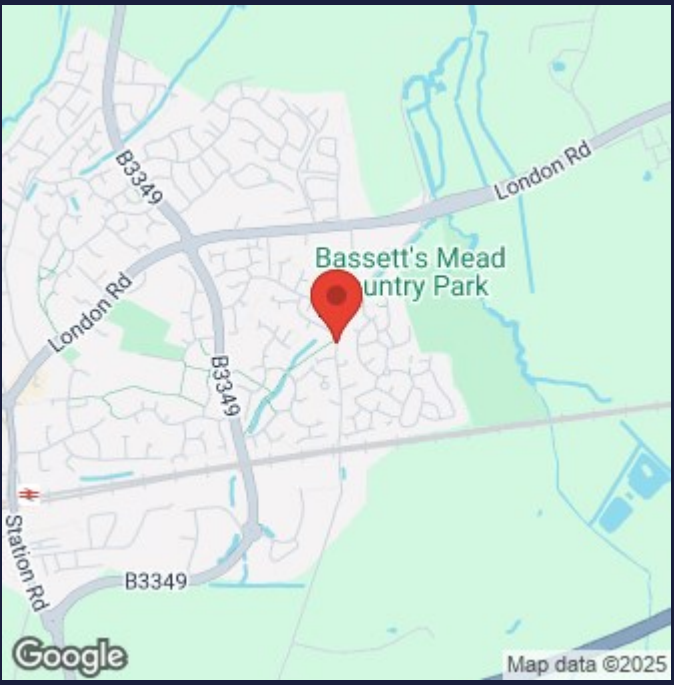




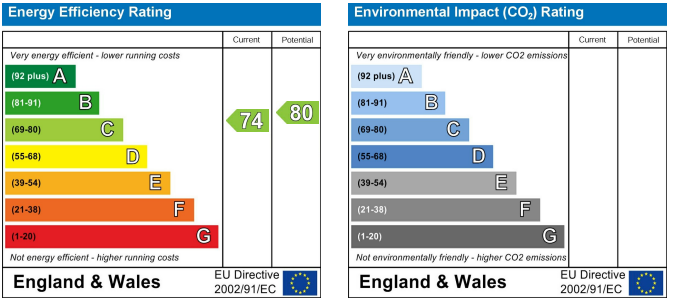
Floor Plans



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

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