



**46 Mitchell Avenue, Hartley Wintney, Hook, Hampshire RG27 8HF**

**Guide Price £375,000**

The Property

A well-presented three bedroom terraced home situated in the popular village of Hartley Wintney located just 0.7 miles from the Village High Street.

Ground Floor

for a sofa and TV as well as serving as a utility space. From here there is a door out to the garden.

### First Floor

Upstairs there are three bedrooms and a modern family bathroom. Bedroom one is rear aspect with integrated wardrobes and a dressing table area. Bedroom two is a good sized double room also with integrated wardrobe. Bedroom three is to the front and is a double guest bedroom. The bathroom offers a shower over bath configuration and is fully tiled.

### Outside

The property benefits from a good-sized frontage with fenced in front garden, laid to lawn with trees and shrubs planted. Before the lawn there is a driveway with parking for two vehicles. To the rear there are two patio areas and an area of artificial grass with a garden summer house split up as storage and mini-gym at present.

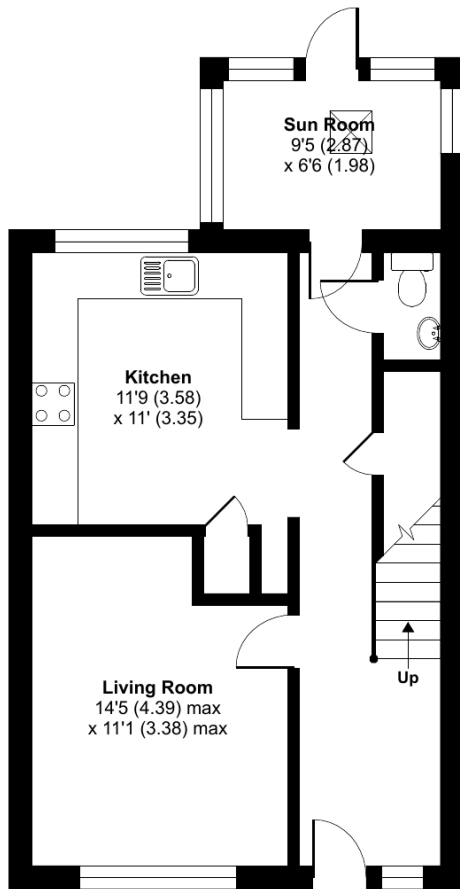
### Location

The property is located just under 1 mile from the village centre and an even shorter walk to local schools. The village offers a good range of shops for day to day needs and further boutique shopping for independent outlets. There is a good number of eateries and public houses both in the village and nearby. Larger regional centres are Basingstoke (11 miles) and Reading (13 miles). Motorway access is to the M3 at Hook

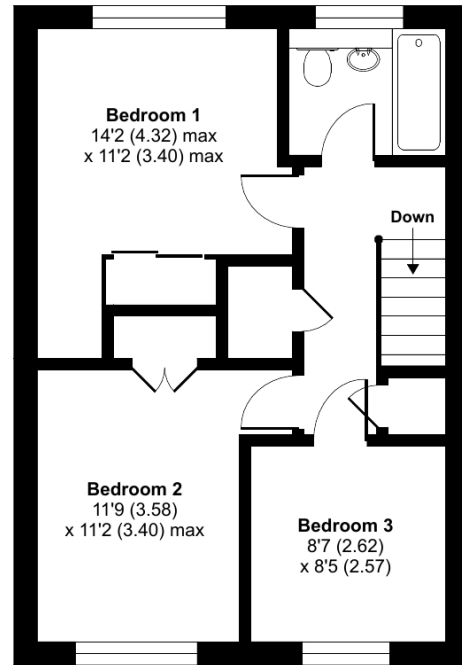
## Mitchell Avenue, Hartley Wintney, Hook, RG27

Approximate Area = 1021 sq ft / 94.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for McCarthy Holden. REF: 815723

### Viewing:

Telephone: 01252 842100

Email: [hw@mccarthyholden.co.uk](mailto:hw@mccarthyholden.co.uk)

### Services:

EPC Rating - C (79)

### Local Authority:

Hart Council

Council Tax Band - C

### Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

### CONSUMER PROTECTION REGULATIONS

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