



A two bedroom semi detached bungalow which has been recently renovated and located in the beautiful Hamlet of Hazeley Bottom, just outside of Hartley Wintney village.

The properties accommodation comprises a living room with bay window, two double bedrooms, kitchen/dining room with double doors onto the rear garden and a bathroom.

To the outside the property has a pea shingle private driveway for several vehicles with mature shrubs and flower beds. The private rear garden has a patio area and is mainly laid to lawn

Local schools include Oakwood Infant School and Greenfields Junior School in Hartley Wintney, Robert Mays Secondary School

in Odiham. Local private schools include Daneshill, St Nicholas and St Neots. Transport links to London are via Winchfield Station (c.60 Minutes to Waterloo), the M3 Junction at nearby Hook and the M4 at Reading. There is also a local bus service running nearby during peak times which can connect you to Winchfield Station.









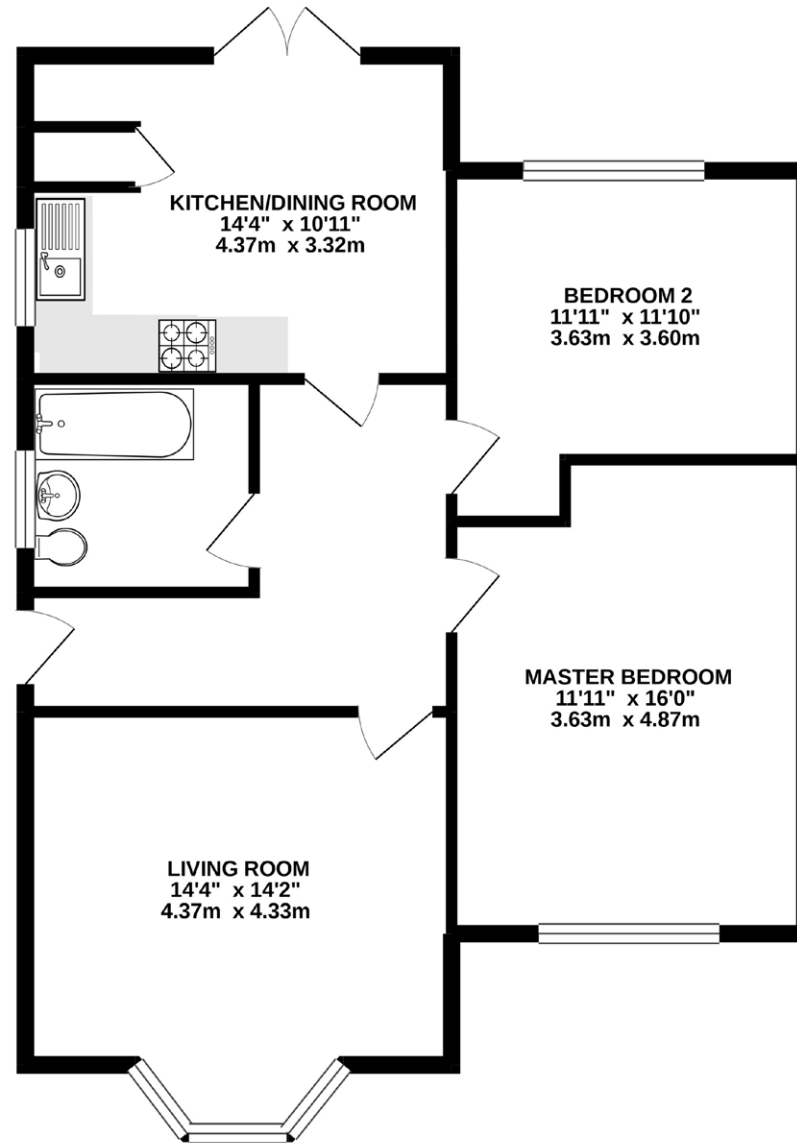








GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

Directions:

Postcode: RG27 8LU

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 842100
Email: hw@mccarthyholden.co.uk

Services:

Mains electricity, water, private drainage
and LPG central heating
EPC Rating - E (47)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - E

McCarthy
Holden 