



4 Kiln Gardens, Hartley Wintney

Hook

McCarthy
Holden

Guide Price £650,000



4 Kiln Gardens

Hartley Wintney, Hook

A well proportioned and completely renovated three bedroom Semi-Detached house with double garage close to Hartley Wintney village centre.

Council Tax band: E

Tenure: Freehold

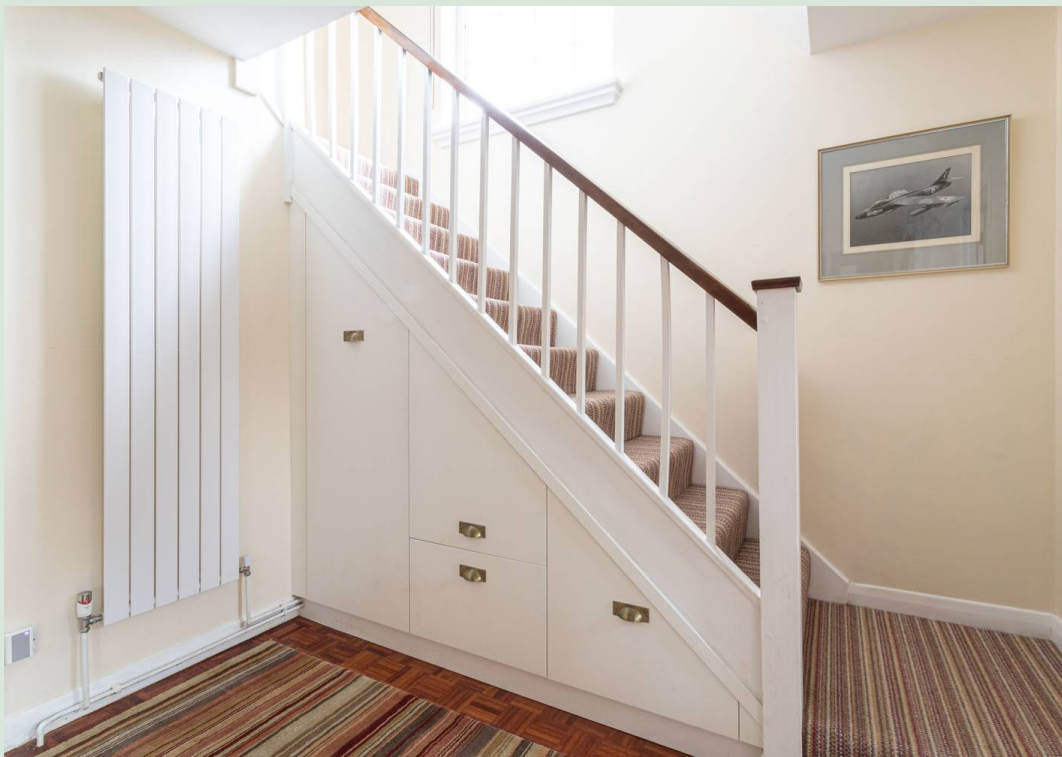
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Completely Refurbished
- Double Garage with new roof and folding electric door
- Close to Village Centre
- High Specification Finish



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The Property

A well proportioned and completely rennovated three bedroom Semi-Detached house with double garage close to Hartley Wintney village centre.

Ground Floor

From the front door there is an entrance hall, leading to a much larger inner hallway with parquet floor, bespoke under-stairs storage and access to the WC. To the left is the large open plan living/dining room, with feature bay window to the front, double doors to the patio and garden beyond, as well as a continuation of the wooden parquet floor. Straight ahead from the inner hallway is the beautifully re-fitted kitchen with both floor standing and wall mounted shaker style cabinetry, quartz worktops and Amtico flooring. The Everhot stove is not included in the Guide Price but may be purchased by separate negotiation - please speak with the agent for more information.

First Floor

The first floor offers three bedrooms and a bathroom. The main bedroom is rear aspect and over 16ft long and more than 12ft wide, benefits from integrated wardrobe storage. Adjacent is the completely refitted shower room which is fully tiled, with large walk in shower. Bedroom two is also a large double room with fitted wardrobes and is front aspect. Bedroom three is a front aspect single room, currently in use as a study.

Outside

The property is in a quiet cul-de-sac location with some open green space and mature trees on the approach. This particular house benefits from a modernised double garage with new roof, folding electric door, power and light as well as a access door through to the rear garden of the property allowing you to park in the garage and access the house from here. The rear garden has an area of patio directly off the dining room and kitchen. The rest is laid to lawn with attractive flower beds, raised timber sleeper vegetable beds and a pretty patio with timber pergola at the end of the garden. There is also a paved side return with secure gated access back out to the front of the property.

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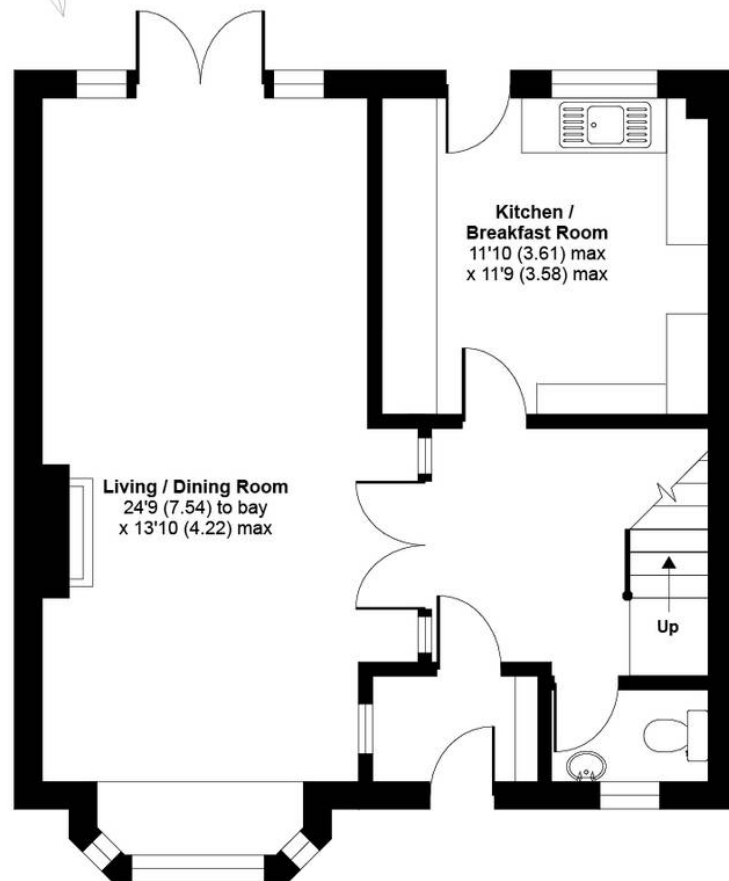




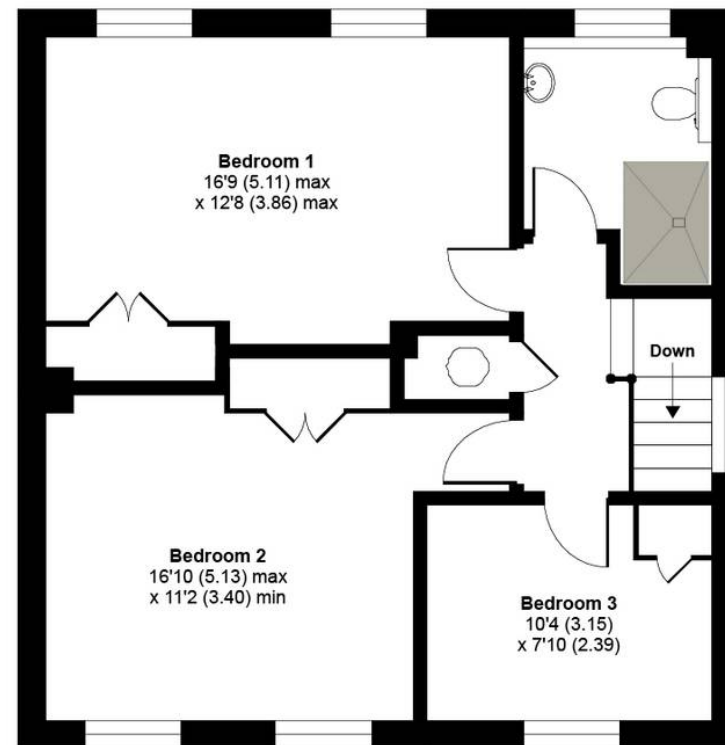
Kiln Gardens, Hartley Wintney, Hook, RG27

Approximate Area = 1219 sq ft / 113.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for McCarthy Holden. REF: 727387

McCarthy Holden Hartley Wintney

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