



31 Mitchell Avenue, Hartley Wintney
Hook

McCarthy
Holden



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Hartley Wintney, Hook

A well presented three bedroom terraced house offering well proportioned accommodation throughout. The property has been well maintained by the current owners and provides practical living space, making it an ideal first time purchase, family home or investment opportunity.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Driveway Parking
- Garage in Block
- Beautiful Interior
- Enclosed Rear Garden





The Property

A well presented three bedroom terraced house offering well proportioned accommodation throughout. The property has been well maintained by the current owners and provides practical living space, making it an ideal first time purchase, family home or investment opportunity.

Ground Floor

The front door opens into the entrance hall, which leads through to the sitting room. The sitting room is a good sized reception space with neutral décor and quality flooring.

To the rear of the property is the modern kitchen, fitted with a range of wall and base units, ample worktop space and integrated appliances. The kitchen opens into the dining area, providing plenty of space for a family dining table and enjoying good natural light from the rear aspect. The W.C. completes the ground floor.

First Floor

The first floor comprises three well proportioned bedrooms. The main bedroom is a comfortable double, with the remaining bedrooms offering flexible accommodation for children, guests or those working from home.

The family bathroom is fitted with a white suite comprising a panel enclosed bath with shower over, wash hand basin with vanity unit, complemented by contemporary tiling.

Outside

To the front of the property is driveway parking, with a garage located in a nearby block providing additional parking or storage. The enclosed rear garden is a perfect place for relaxing.

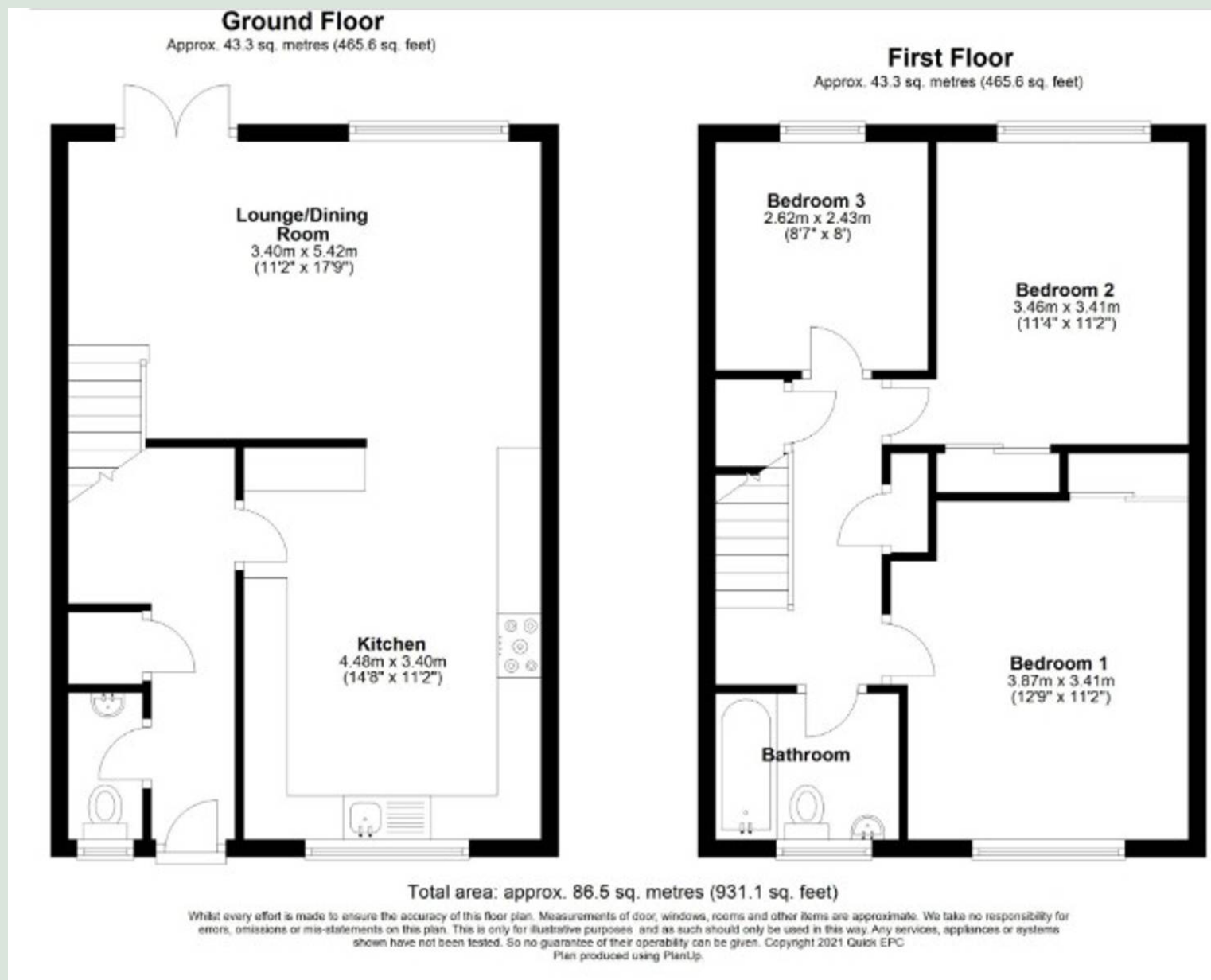
The property further benefits from double glazing, gas central heating and useful storage throughout.

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