



Arlott Close | Eversley | Hook | RG27 0RT

Guide Price £550,000 Freehold

Waterford's W
Residential Sales & Lettings

Arlott Close | Eversley
Hook | RG27 0RT
Guide Price £550,000

NO ONWARD CHAIN. Waterfords are delighted to present to the market this four bedroom detached home in a sought-after location!

- Sought After Location
- Detached Home
- Off Street Parking
- Council Tax Band E
- 4 Bedrooms
- Garage
- In Fantastic Order Throughout

Location

Arlott Close offers a cul de sac location with only six properties in the road. It is situated within the sought after location of Eversley offering easy reach of all amenities, including the highly regarded Charles Kingsley Primary School. This property is also within close proximity of local pubs.



NO ONWARD
CHAIN!



Description

Situated in a sought after location in Eversley is this well presented four bedroom detached home. This property offers accommodation comprising of entrance hallway, downstairs WC, dual aspect 20ft living room with dining area and double doors leading out to the patio and rear garden, and a spacious kitchen/breakfast room. Stairs lead to the first floor landing where there are four bedrooms. The master bedroom benefitting from an ensuite bathroom and a modern family bathroom compliments the three other bedrooms. This property further benefits from a garage and ample parking.

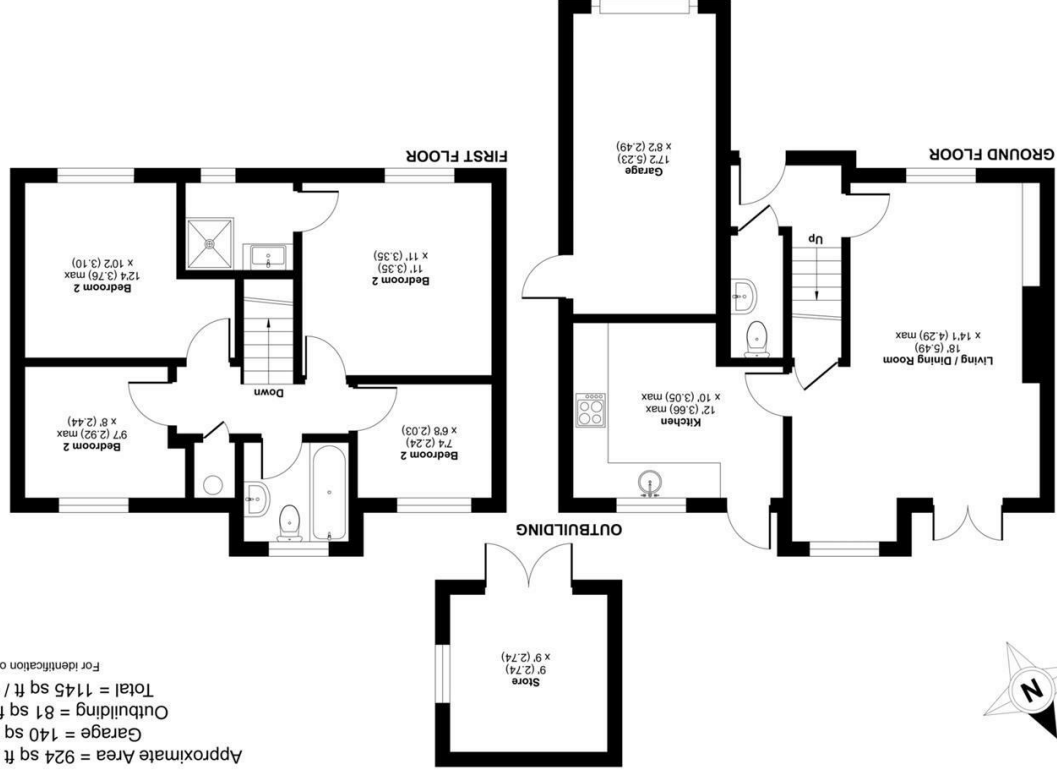
Outside

Externally this property offers driveway parking leading to the garage. The rear garden offers lawn and a large patio area, perfect for entertaining.

Arlott Close, Eversley, Hook, RG27

Approximate Area = 924 sq ft / 85.8 sq m
 Garage = 140 sq ft / 13 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 1145 sq ft / 106.3 sq m

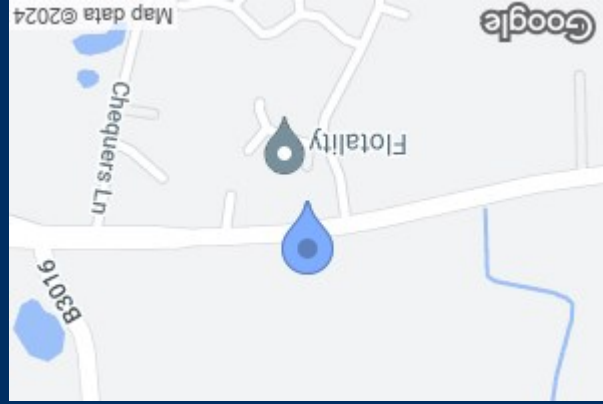
For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © rnhocom 2024.
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 Waterfords
 Bespoke Sales & Loans

Energy Efficiency Rating	
Current	Potential
87	75

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92-100)
Energy efficient	B (81-91)
Decent	C (69-80)
Needs improvement	D (55-68)
Needs significant improvement	E (39-54)
Very poor energy efficiency - high running costs	F (13-38)
Very poor energy efficiency - very high running costs	G (1-12)



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