



Selbon

Residential sales & lettings

Hereford Close, Odiham,
Hampshire, RG29 1PF
Guide price £375,000 Freehold



01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Close Proximity of Robert Mays School
- Scope to Extended STPP
- Two Bedrooms
- Garage with Driveway Parking
- Sought After Location
- Close Proximity to Odiham High Street
- Cul-De Sac Location
- Living/Dining Room
- Enclosed Rear Garden

Selbon Estate Agents are delighted to offer to the market this two-bedroom link detached home which is situated within the sought after village of Odiham. Benefits to this property include a garage with driveway parking, an enclosed rear garden with countryside views, scope to extend STPP and no onward chain.

Accommodation comprises of an entrance hall which leads through into the spacious light and airy living/dining room which offers access to the rear garden. The kitchen offers a range of units, work surfacing and additional appliance space.

On the first floor the property offers two generous bedroom both offering built-in wardrobes. The accommodation is finished with the family bathroom which offers a sink, toilet and bath with shower overhead.

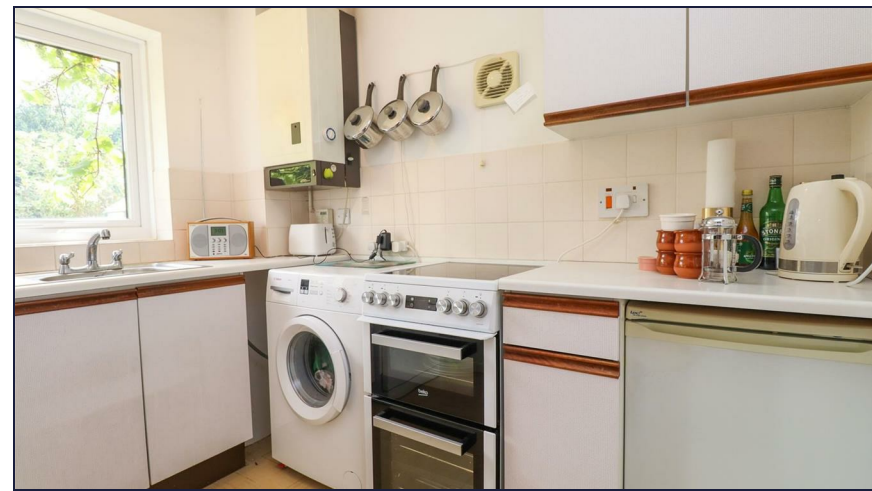
Outside the rear garden is mainly laid to lawn with a mixture of flowers, shrub beds and trees. Within the garden you have a double gate for side access and to the rear of the garden you have wonderful views over open countryside. Outside the back of the property a patio can be found which is ideal for alfresco dining.

At the front you have a small lawned area and driveway parking leading to the garage.

Odiham and its vibrant High Street is within a short distance of the property. There are a range of everyday amenities and shops including doctors' surgery, dentists, Post Office and independent retailers and eateries, as well as a vibrant and active village community. Local schools such as Mayhill, Buryfields and Robert Mays are well regarded. Nearby towns such as Farnham, Fleet, Basingstoke and Reading are a short drive away and provide further shopping and recreational facilities.





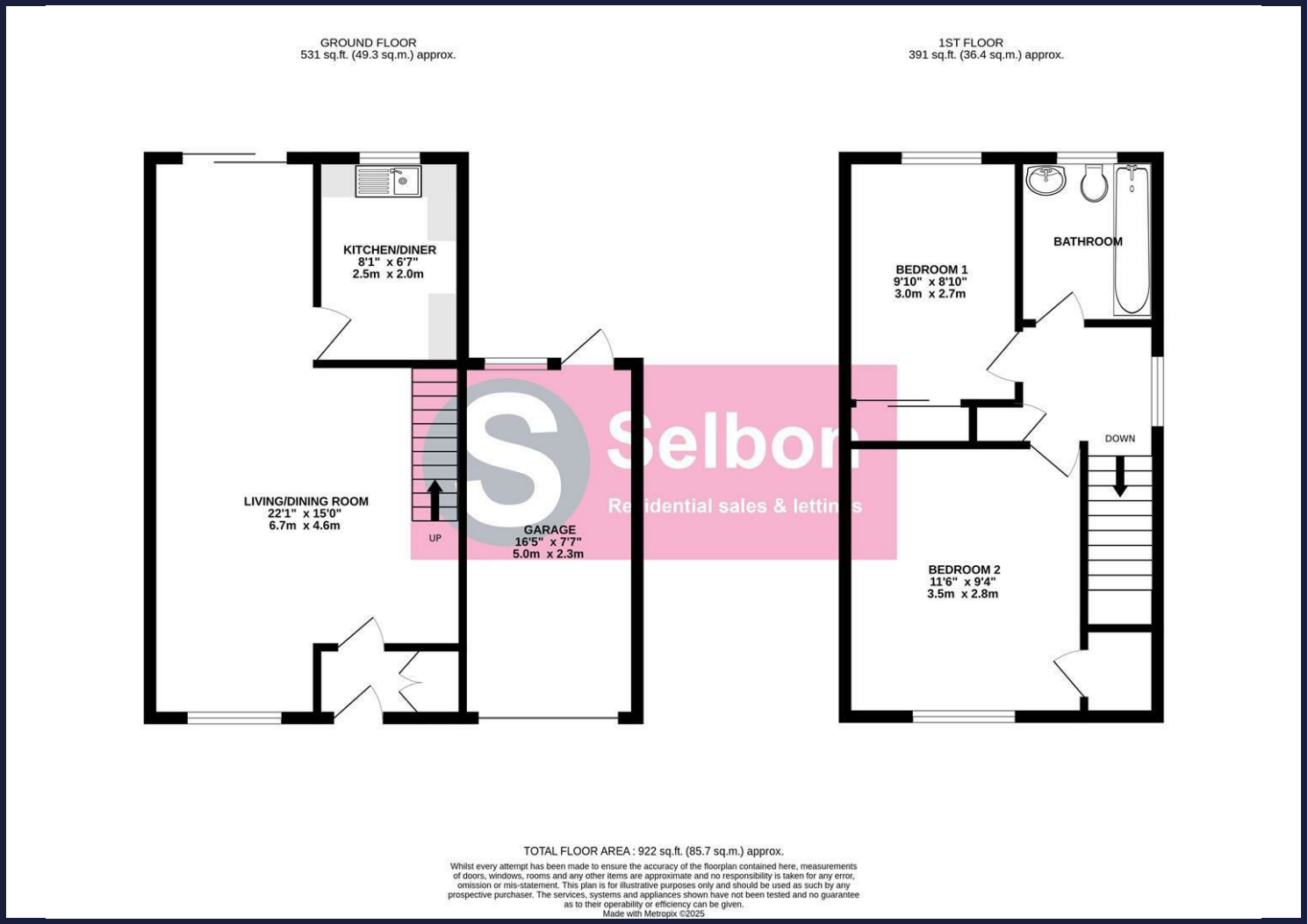








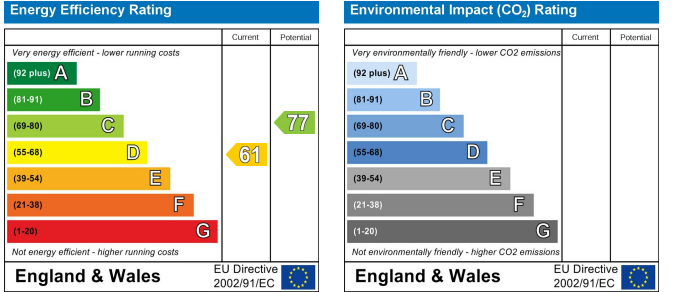
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: D