



10 Pexalls Close, Hook

Hook

McCarthy
Holden

Offers over £370,000



10 Pexalls Close

Hook

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedrooms
- Kitchen/Breakfast Room
- Garden
- Living Room
- Bathroom
- Parking



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Holden



The Property

This beautifully presented, three-bedroom home is situated in a cul-de-sac location within close proximity of Hook village centre and the railway station.

Ground Floor

There is a hallway which leads through into an attractive light and bright living room.

The kitchen, at the rear of the property, has been recently replaced by the current owner creating a superb family kitchen/breakfast room with integrated appliances and generous breakfast bar.

There is also a cloakroom and useful utility area with storage and door giving access out to the rear garden.

First Floor

On the first floor are three good sized bedrooms and a well-appointed family bathroom suite with over-bath shower.

Outside

To the rear is a private enclosed garden, mainly laid to lawn with a garden shed and access out to the rear of the garden. There is also a paved patio directly at the rear of the property.

The front of the property looks out on to an enclosed green.

There is allocated parking and visitor parking.

Location

Hook is situated in north east Hampshire. It is a vibrant village offering excellent commuter links with Basingstoke, Southampton, Reading and London Waterloo accessible in about an hour via the mainline station and access to Junction 5 of the M3 motorway.

The village centre offers independent shops, cafes and restaurants, doctors' surgery, dentists, Post Office, Public houses and a church. Recreational facilities include; two community halls and a choice of four parks. There is an infant and junior school located in the centre of the village, which are both highly regarded. Hook is also within the catchment area for Robert Mays senior school in Odiham.

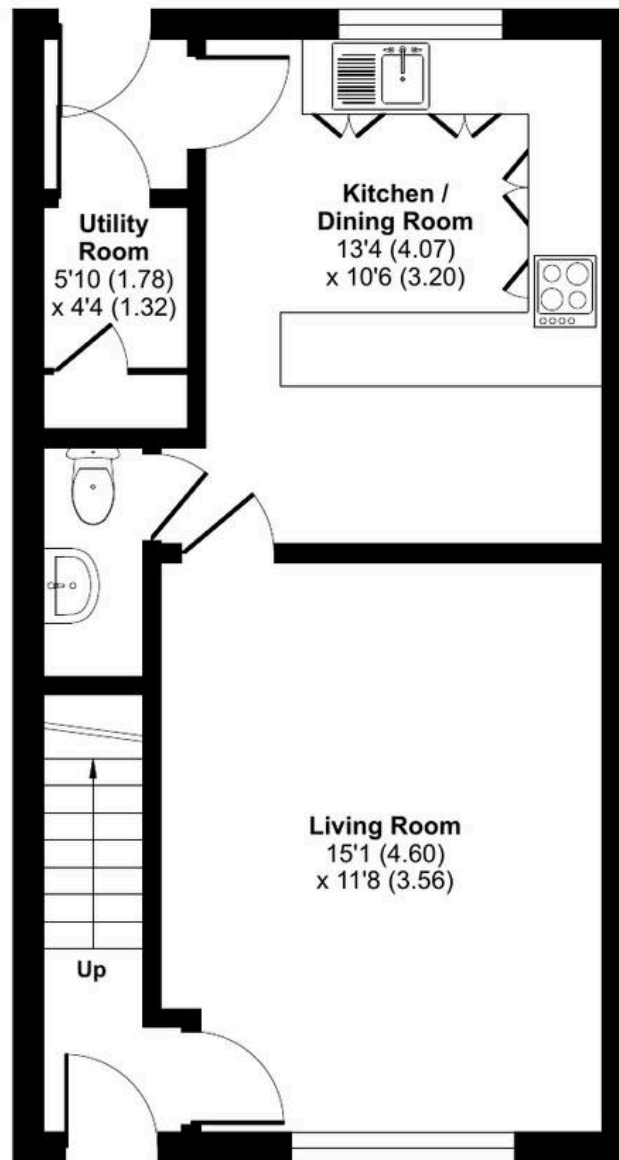




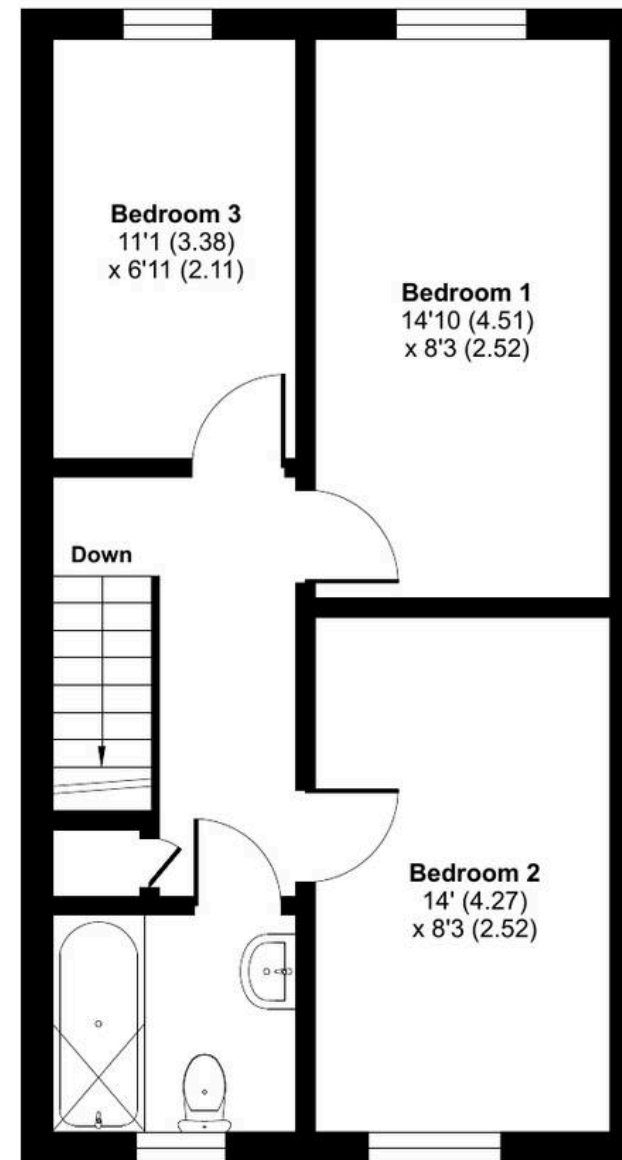
Pexalls Close, Hook, RG27

Approximate Area = 856 sq ft / 79.5 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). © n̄che.com 2024. Produced for McCarthy Holden. REF: 1208192.





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