



4 Bedroom House - Link Detached
located on Chilworth Way, Hook
£550,000

 **UP Estates**



£550,000

- STUNNING FOUR BEDROOM PROPERTY
- SUPERBLY PRESENTED THROUGHOUT
- STUDIO/ ADDITIONAL RECEPTION ROOM OPENING TO THE GARDEN
- BEDROOM ONE WITH BALCONY, FITTED WARDROBE AND ENSUITE
- LANDSCAPED, LOW MAINTENANCE REAR GARDEN
- GARAGE AND UTILITY
- DRIVEWAY AND ALLOCATED PARKING SPACE

****SUPERBLY PRESENTED AND MODIFIED FOUR BEDROOM PROPERTY**** Take a look inside this beautiful family home located on the Sherfield Park Development which is in excellent condition throughout and benefits from a stunning Studio/ Garden Room with bi-fold doors which offers versatility to the property offering an additional reception room, home office etc. The property boasts a social kitchen/ dining room with plenty of storage, an integrated fridge/ freezer, dishwasher and waste disposal which opens to the landscaped rear garden.

In brief the property comprises; Entrance hall, W/C, lounge, kitchen/ diner, utility and garage and studio/ garden room to the ground floor. To the first floor there are four bedrooms with bedroom one having a balcony, fitted wardrobes and ensuite and a family bathroom. To the front there is a driveway leading to the garage which has an electric door and an additional allocated parking space. With the rear garden benefiting from being fully landscaped. Call now to arrange a viewing so not to miss out on this stunning family home.

LOCATION: Sherfield Park has won numerous awards including New Home Gardens House Builder of the Year 2008 and within this sought after village offers everything you need with a short walk to a local shop, pubs, village green and nearby golf course. Families will appreciate the excellent local schools whilst also benefiting from easy access to the A33, M3/M4, and direct trains to London from Hook or Basingstoke.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting





vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Chilworth Way, Sherfield-On-Loddon, Hook





Total Area: 144.6 m² ... 1556 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/ or funding purposes. This plan is for illustrative purposes only and should be used as such.

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates