

Selbon
Simply Different

Burgess Close, Odiham, Hook,
Hampshire, RG29 1PG

Guide price £500,000 Freehold

3 1 2 C

01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Close Proximity of Odiham High Street
- Spacious and Flexible Accommodation
- Conservatory
- Enclosed Rear Garden
- Close Proximity of Robert Mays School
- Sought After Location
- Kitchen/Dining Room
- Refitted Bathroom
- Garage with Driveway Parking

Selbon Estate Agents are delighted to offer to the market, this three-bedroom link detached family home which is situated within the sought-after village of Odiham. Benefits to this property include a garage with driveway parking, a refitted bathroom, scope to extend STPP, spacious accommodation throughout and no onward chain.

Accommodation comprises of an entrance hall which sets the scene for exploring this property. The light and airy living room sits at the front of the property and opens into the kitchen/dining room. The 16ft kitchen/dining room has been finished to a high standard and offers plenty of storage along with space for modern appliances and worktop surfaces. The conservatory overlooks the rear of the property and benefits from electric heating and direct access to the rear garden. The ground floor accommodation is finished with understairs storage.

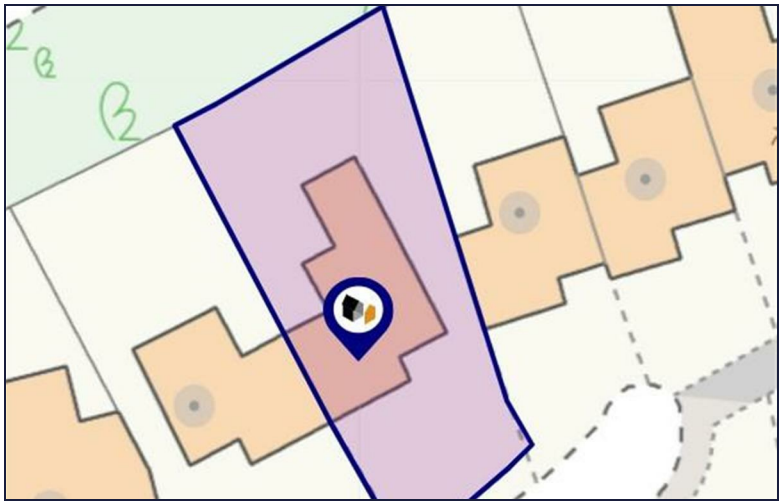
On the first floor the property offers three bedrooms with main bedroom offering built-in wardrobes. The accommodation is finished with a fully renovated three piece family bathroom.

The charming rear garden is mainly laid to lawn with flowers and shrubs. At the rear of the property a spacious patio area can be found which is ideal for al fresco dining. Within the garden you have access into the single garage and outside the front you have driveway parking which leads to the garage.

The historic village of Odiham offers a good range of day-to-day facilities including a health centre, dentists, Post Office, together with independent shopping, a small Co-op supermarket, coffee shops, public houses, and restaurants.

There are good transport links including the M3, J5 a short drive away, along with Hook and Winchfield stations providing direct lines to Waterloo.

The state schooling in the area is well regarded, including Buryfields Infant School, Mayhill Junior School, and Robert May's School.

















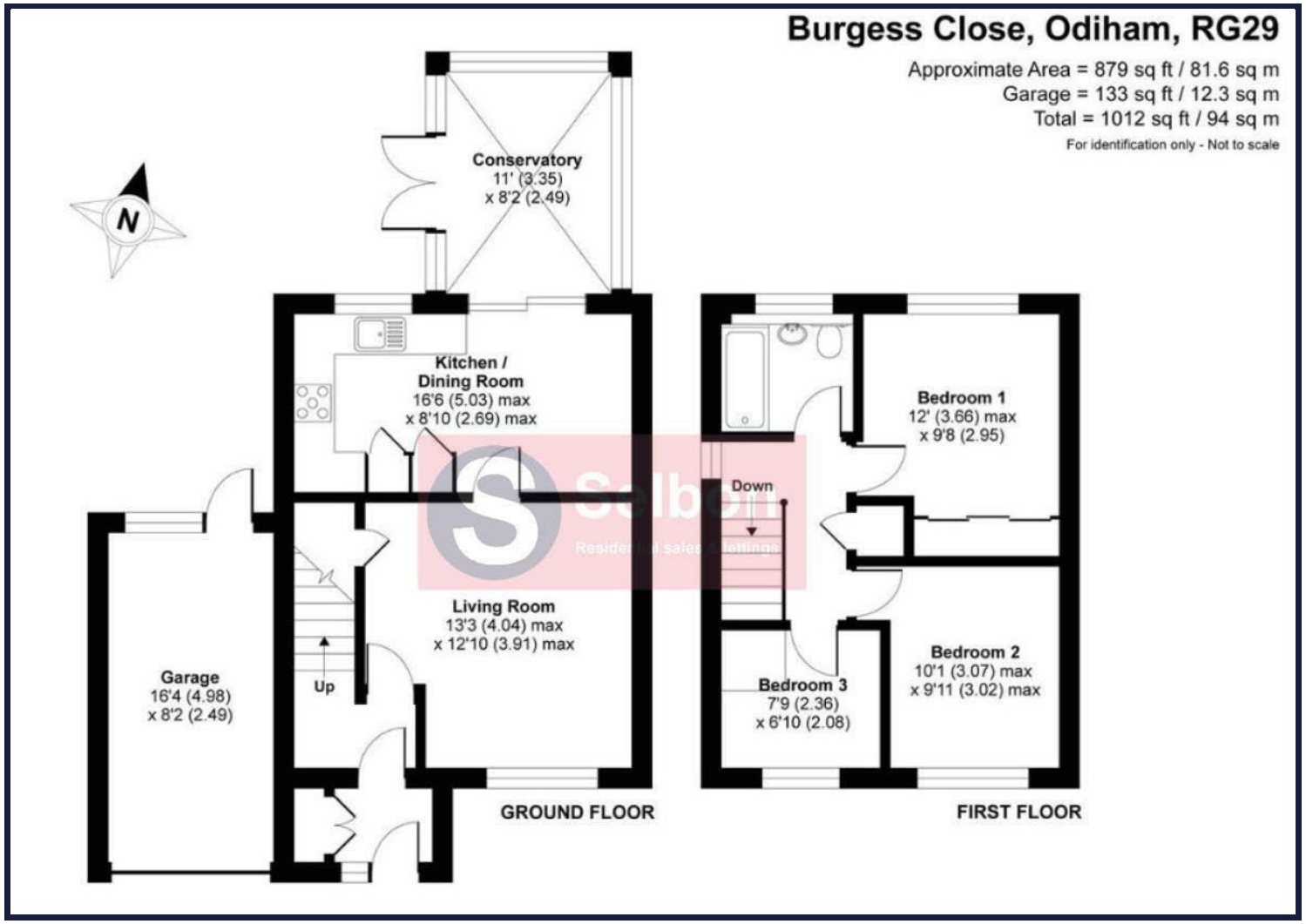








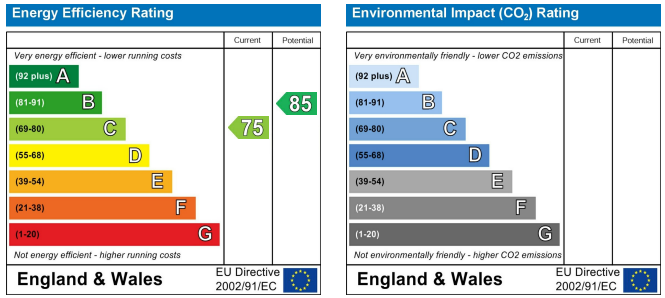
Floor Plans



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

Council Tax Band: D

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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.

Selbon Property Services Ltd
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: 01252 979300 **Email:** sales@selbonproperty.co.uk