



**Selbon**

Residential sales & lettings

Alton Road, Odiham,  
Hampshire, RG29 1PH  
Offers over £370,000 Freehold

2 1 1 E

**01252 979300**  
Selbonproperty.co.uk



- Close Proximity of Odiham High Street
- Open Plan Kitchen/Living/Dining Room
- Bonus 25ft Basement Room
- Two Bedrooms
- Warranty in Place
- Allocated Parking and Visitor Parking
- Flexible and Spacious Accommodation
- Finished to a High Standard throughout
- Shower Room
- Over 1,000sq ft

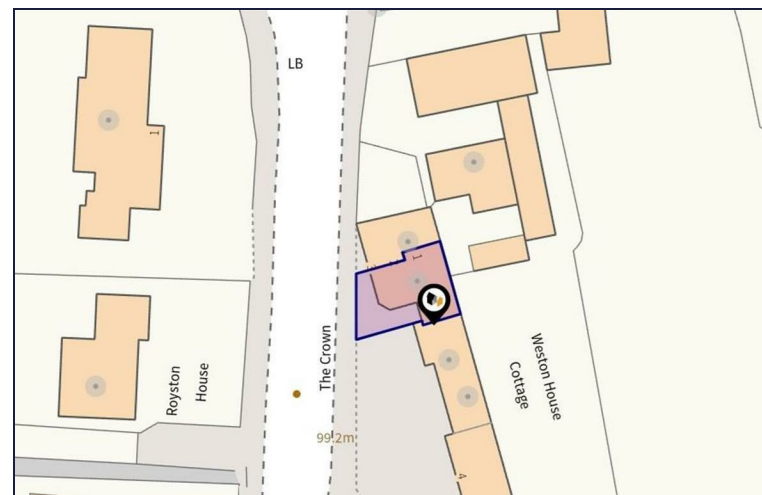
Selbon Estate Agents are delighted to offer this two-bedroom terraced home which is situated within close proximity of Odiham High Street. Forming part of the former Crown Public House this property has been finished to a high standard and offers spacious and flexible accommodation throughout. Benefits to this property include allocated parking, an open plan kitchen/living/dining area and the added benefit of a bonus basement room which could be used as a games room, gym, study or cinema room.

Accommodation comprises of a spacious entrance hall which opens into the light and airy kitchen/living/dining room. Within this space you have solid wood flooring with a beautiful bay window within the living room area. The well-presented kitchen offers a range of appliances including oven, induction hob, fridge/freezer, dishwasher and plenty of additional storage space. Stairs from the dining area lead down to the basement room which offers scope to use as a storage area, games room, cinema room, play area or a gym. The ground floor accommodation is finished with the downstairs W.C.

On the first floor there are two generous bedrooms which both offer storage. In between the bedrooms the accommodation on the first floor is finished with the shower room which offers a sink, toilet and shower.

The property offers one allocated parking space and ample visitor parking bays. Outside the front door you have a potential outdoor seating area.

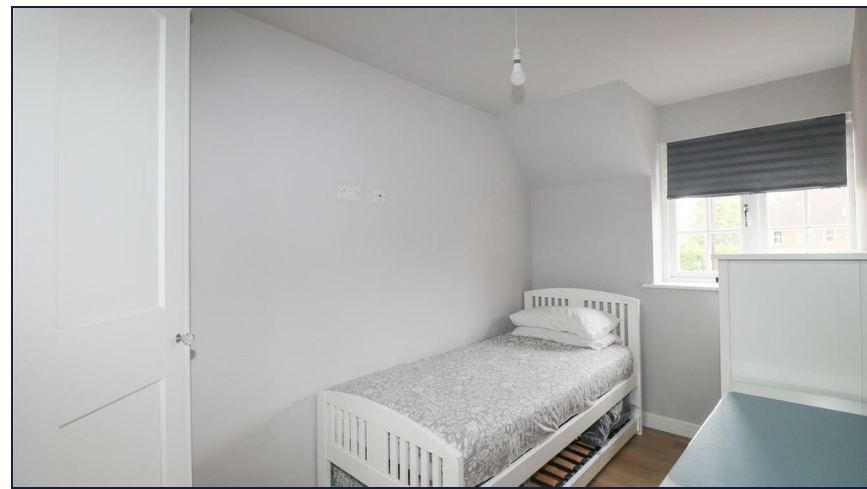
Odiham and its vibrant High Street is within a short distance of the property. There are a range of everyday amenities and shops including doctors' surgery, dentists, Post Office and independent retailers and eateries, as well as a vibrant and active village community. Local schools such as Mayhill, 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.







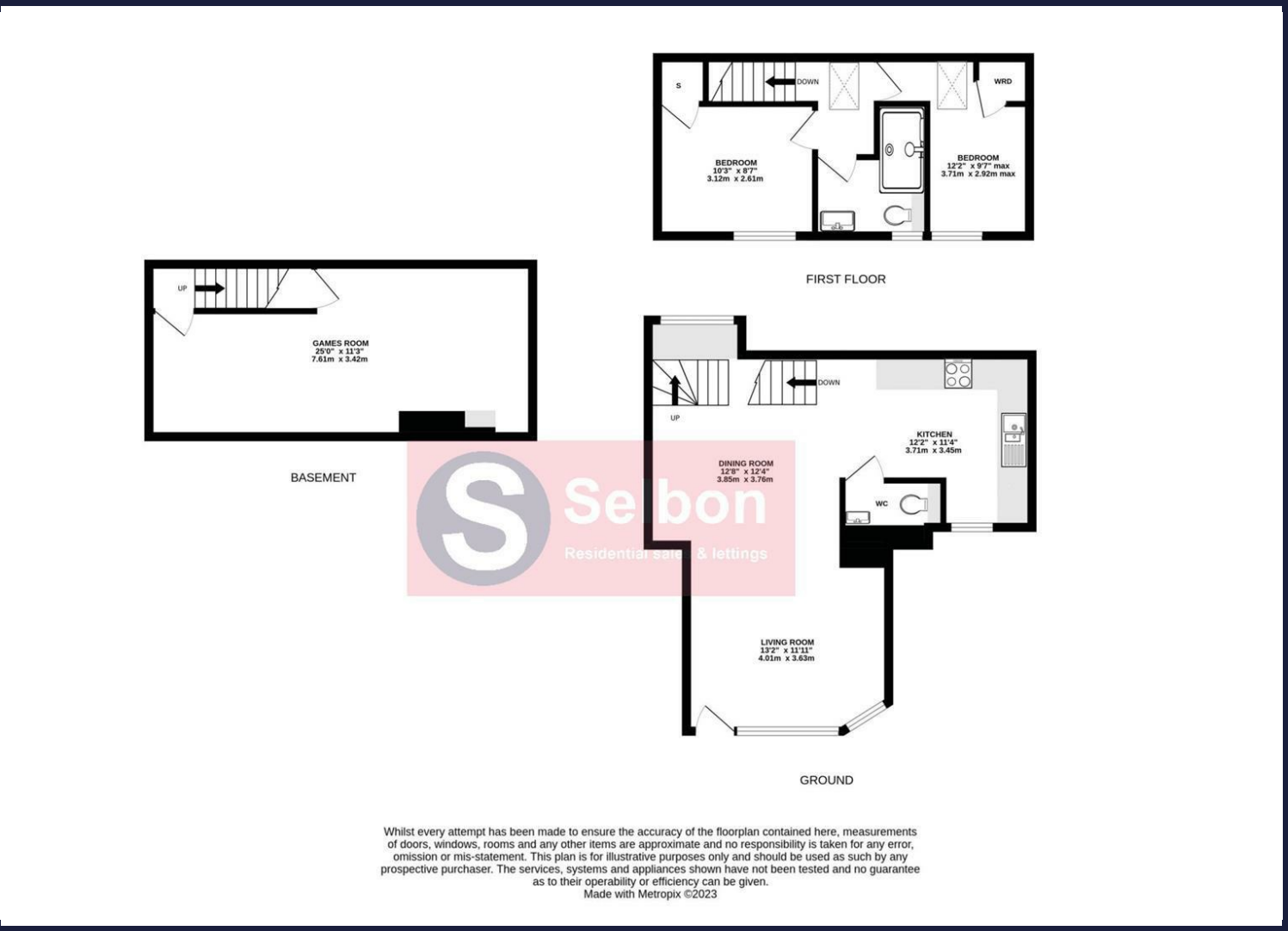








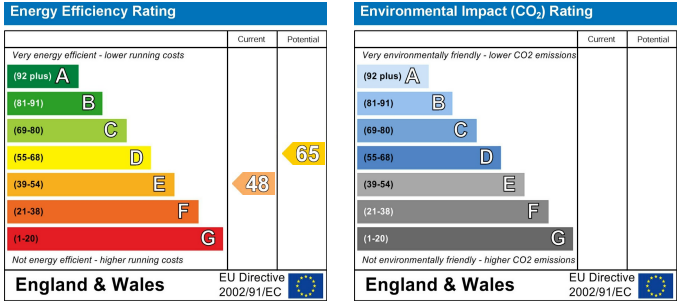
Floor Plans



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

Council Tax Band: D

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.