



**Selbon**

Residential sales & lettings

Judd Mews, Hartley Wintney, Hook,  
Hampshire, RG27 8FF

Guide price £500,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Sought After Location
- Three Parking Spaces
- Enclosed Rear Garden
- Close Proximity of Hartley Wintney High Street
- Three Bedrooms
- Close Proximity of Local Schools
- Finished to a High Standard
- Ample Visitor Parking
- Kitchen
- Available to buy at 100% or shared ownership basis 50%

Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached home which is situated on the sought-after development of Hartley Row Park in Hartley Wintney. Benefits to this property include two allocated parking spaces, an enclosed rear garden, downstairs W/C and within close proximity of Hartley Wintney High Street.

Accommodation comprises of a spacious entrance hall leading to the light and airy living/dining room with access to the rear garden and storage space. The kitchen has been refitted to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space. The accommodation on the ground floor is finished with understairs storage and a generous downstairs W/C.

Upstairs the property offers three good-sized bedrooms and a refitted family bathroom which offers toilet, sink and bath with shower overhead.

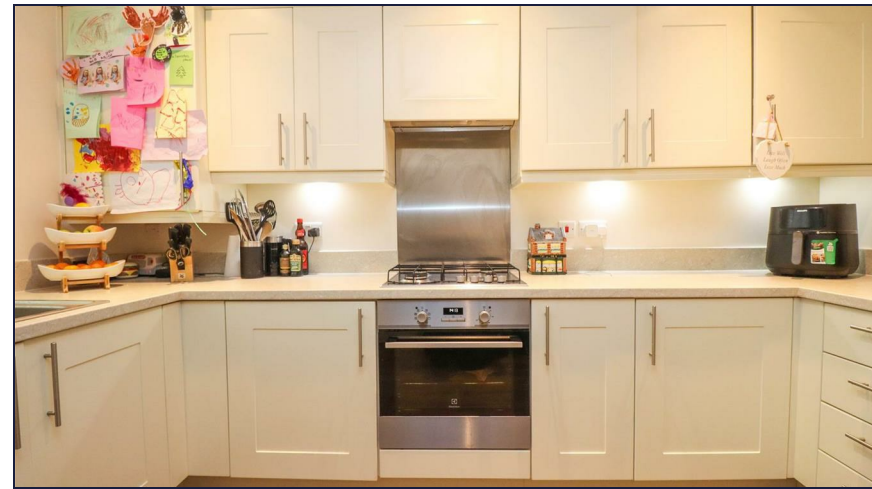
The rear garden is mainly laid to lawn with a side gate beside the house for front/rear access. Outside the back of the property you have a patio area which is ideal for al fresco dining. At the front you have one parking spaces with two extra around the corner. Please see site plan showing parking and house which is under plot 23.

Please note an Estate Service charge of £34.47 is due each month.

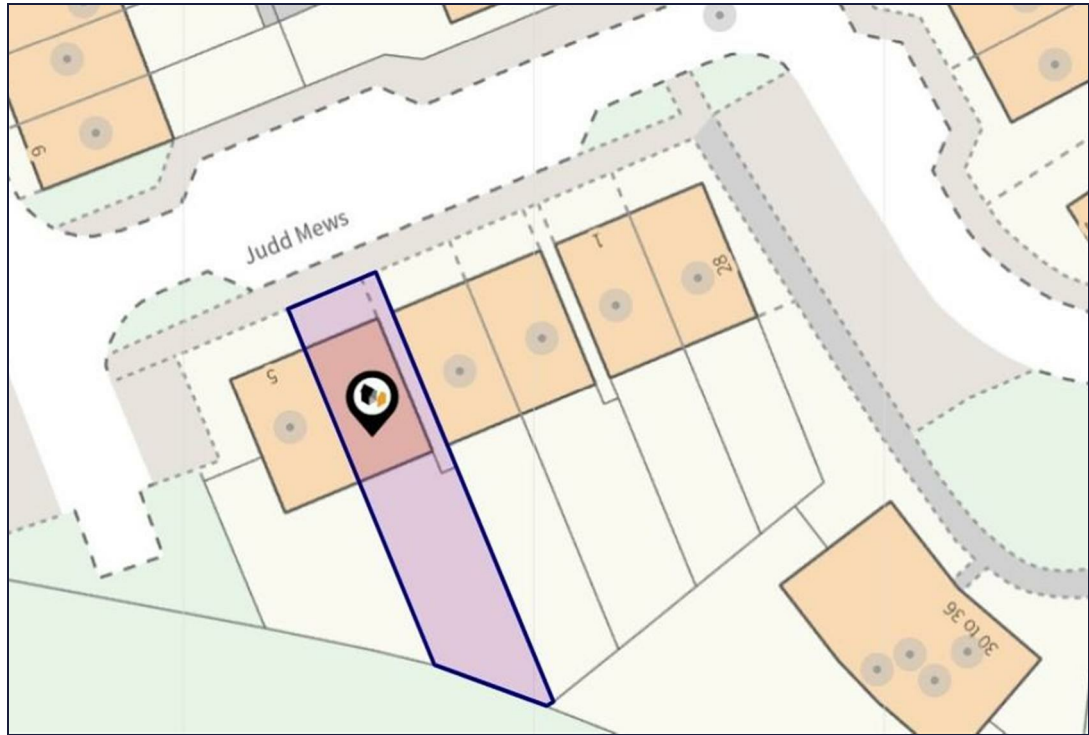
Hartley Row Park is situated within close proximity of the village of Hartley Wintney which offers a good range of shops for day to day needs and further boutique shopping for independent outlets. There is a good number of eateries and public houses both in the village and nearby. The town of Fleet lies some 4 miles away catering more for day to day needs and has a mainline station offering a fast service to London Waterloo. Larger regional centres are Basingstoke (11 miles) and Reading (13 miles). Motorway access is to the M3 at Hook J5 and Fleet (J4a) and the M4 at Reading (J11).





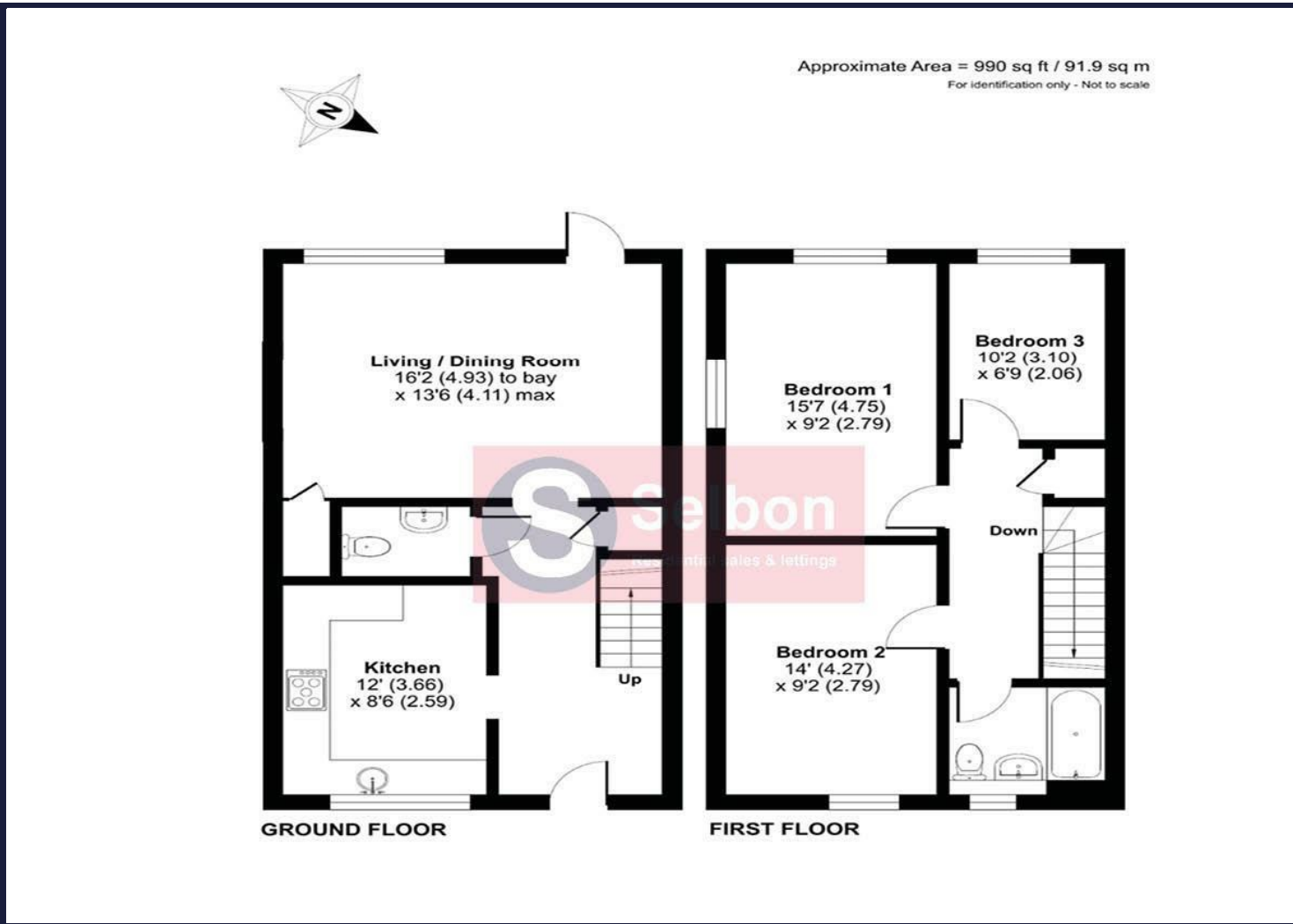




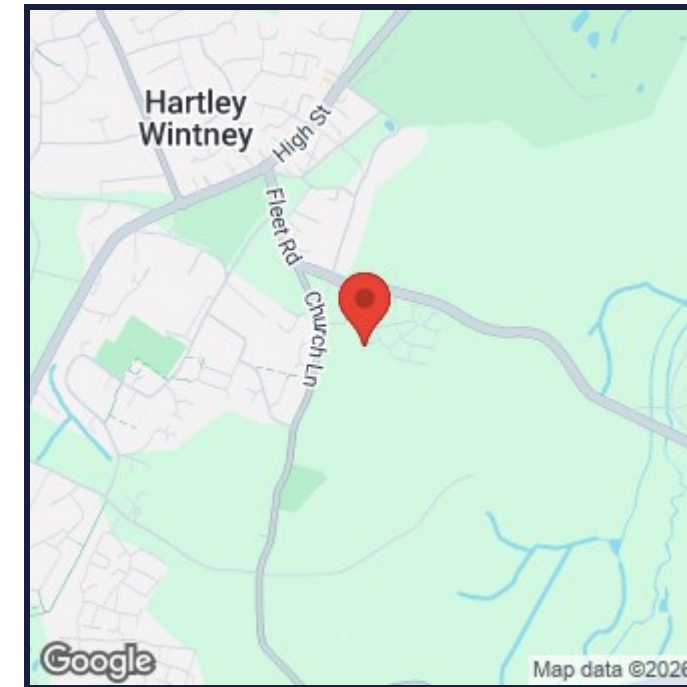




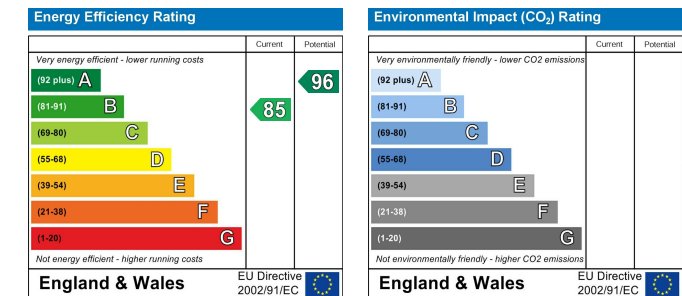
## Floor Plans



## Area Map



## Energy Performance Graph



Council Tax Band: D

## Viewing

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

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## 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