



42 Mitchell Avenue, Hartley Wintney

McCarthy
Holden 

Guide Price £335,000



42 Mitchell Avenue

Hartley Wintney,

A fantastic opportunity to refurbish and rennovate this three bedroom end of terrace family home a short distance from the centre of Hartley Wintney village.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Renovation Opportunity
- Close to Village Schools
- Generous Driveway Parking
- Garage With Rear Access





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Property

From the front door into the hallway the living room is to the left with front aspect view over the generous frontage. The kitchen is at the rear of the property with outlook over the garden. Adjacent to the kitchen there is a ground floor WC, storage cupboard and door out to the rear garden.

Upstairs there are three bedrooms and the family bathroom. Bedroom 1 is a generous double room and rear aspect. Bedroom two is also a double room and front aspect. Bedroom three is a single room and front aspect. The family bathroom is at the top of stairs and rear aspect. There is also a storage cupboard and airing cupboard off the landing.

Outside the property benefits from a generous frontage with driveway parking for two vehicles and potential to add more if desired. At the end of the drive adjoining the house there is an attached garage measuring over 26ft long with rear access door out to the back garden. The garden itself is a good size with patio area, assorted planting beds and a further area of hard standing at the end.

Location

The property is located just under 1 mile from the village centre and an even shorter walk to local schools.

The village 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.

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).

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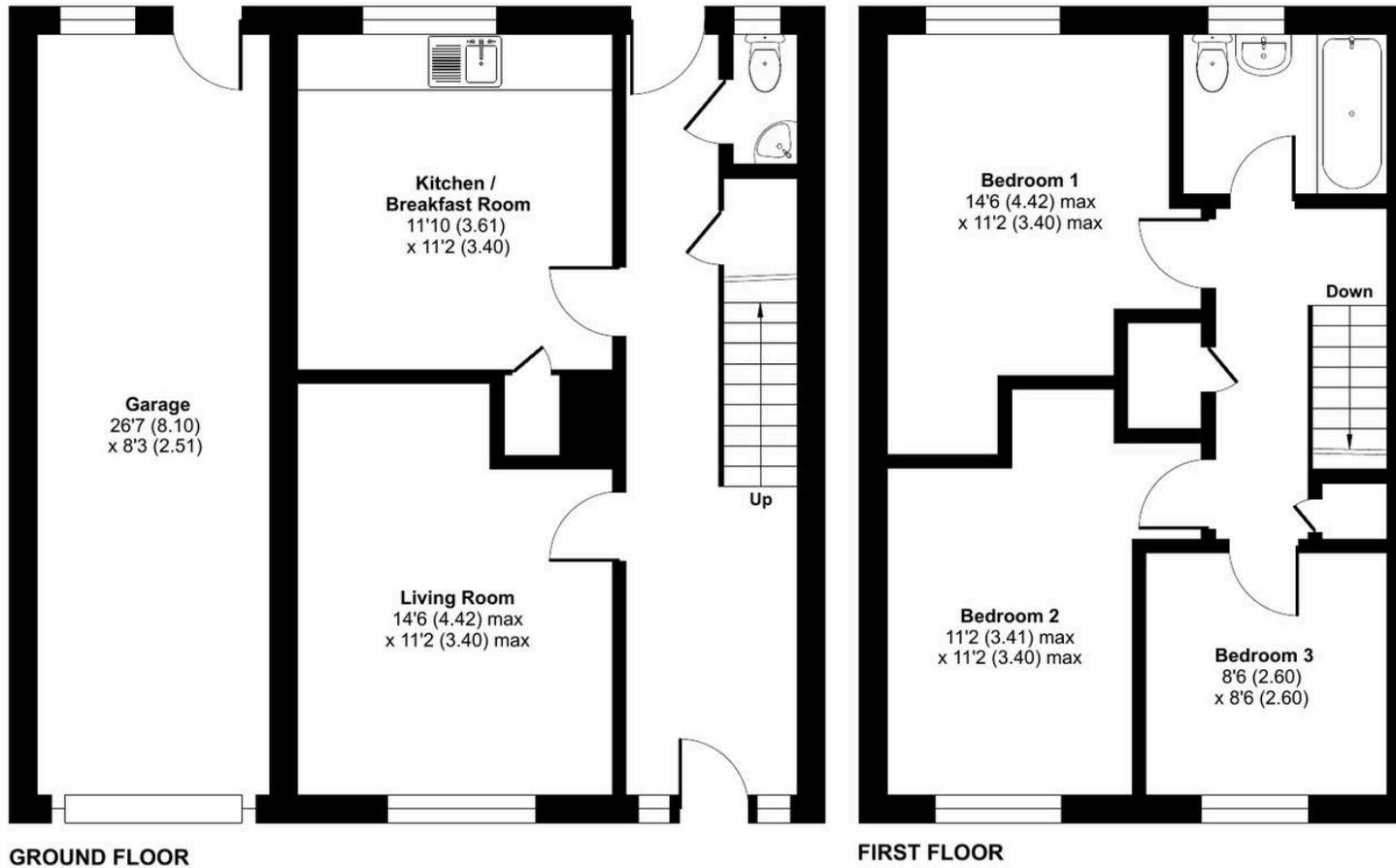
Mitchell Avenue, Hartley Wintney, Hook, RG27

Approximate Area = 950 sq ft / 88.2 sq m

Garage = 221 sq ft / 20.5 sq m

Total = 1171 sq ft / 108.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for McCarthy Holden. REF: 1432931

McCarthy Holden Hartley Wintney

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