



DAMSON DRIVE, HARTLEY WINTNEY, HOOK RG27
OFFERS IN EXCESS OF £375,000

ROAD MAP



HYBRID MAP



TERRAIN MAP



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		71	83
		EU Directive 2002/91/EC	





FLOORPLAN



MAIN FEATURES

- No Onward Chain
- Two Bedrooms
- En Suites To Both Bedrooms
- Modern Kitchen
- Driveway Parking
- End Terrace Property
- Very Well Presented
- Close To Local Amenities
- Low Maintenance Rear Garden

FULL DETAILS

Kitchen

Range of base and eye level units, gas hob, oven, extractor fan, washer/dryer, dishwasher, sink and fridge/freezer. Tiled flooring.

WC

Wash hand basin and low level WC.

Living Room

Carpet flooring and stairs leading to the first floor.

Dining Room

Carpet flooring and doors leading to the garden.

First Floor Landing

Carpet flooring.

Bedroom One

Rear aspect, storage and carpet flooring. Door leading through to;

En Suite

Shower cubicle, low level WC, wash hand basin and tiled flooring.

Bedroom Two

Front aspect and carpet flooring.

En Suite

Bath with shower, low level WC, wash hand basin, partly tiled walls and tiled flooring.

To The Rear

Mainly laid to lawn with patio area and shed.

To The Front

Shingled area and path leading to the front door.

TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** For sale is this very well presented end terrace property, ideally situated on the sought-after St Mary's Park development within the rural Hartley Wintney. The ground floor boasts a modern kitchen, WC and a living room leading to the dining room, creating a bright and open plan space with doors opening onto the garden. To the first floor there are two well-proportioned bedrooms, each with their own en suite. Externally, the property has a low maintenance rear garden and driveway parking. The property is being sold with no onward chain and is ideally situated for good transport links and local amenities.