



35 Willow Lodge, Hartford Court, Hartley Wintney RG27 8PQ

Guide Price £375,000

The Property

A two bedroom end of terrace bungalow in the popular over 55's development - Hartford Court. Benefitting from a private garden and a garage adjoining the rear garden, this is a wonderful opportunity to move to the centre of Hartley Wintney.

Accommodation

From the front door there is a generous hallway with storage cupboard. The property benefits from two bedrooms, one good sized single and the main

Outside

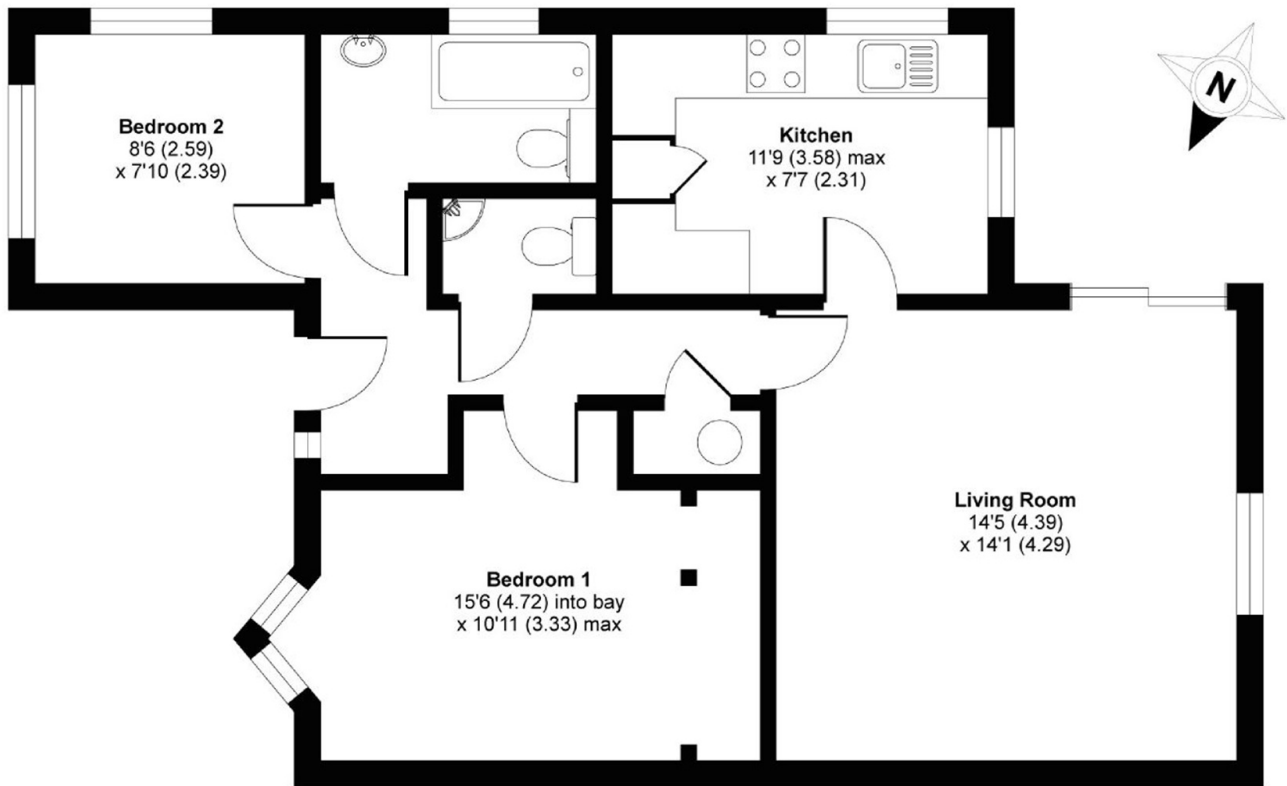
The property has a private rear garden, which is fully paved, with brick wall to the rear. To the side of the garden is an access gate which leads to the garage block and the first garage to the right is part of the property. Communal Areas The development is managed by an on site warden who operates during office hours. There is a communal laundry room in the main Ash Lodge building available for use by all residents. In the same building is the large communal lounge and conservatory which also offers a social calendar of optional events if required. There is also a communal garden area for further outside space. The common areas (including the lounge) are due to be completely refurbished starting in March.

Location

Hartford Court is located less than a five minute walk from Hartley Wintney High Street and is a development for over 55's only., 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. 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).

Willow Lodge, Hartford Court, Hartley Wintney, Hook, RG27

APPROX. GROSS INTERNAL FLOOR AREA 664 SQ FT 61.7 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing:

Telephone: 01252 842100

Email: hw@mccarthyholden.co.uk

Services:

EPC Rating -

Local Authority:

Hart Council

Council Tax Band - D

Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

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