



A beautifully presented three bedroom house situated close to Odiham and its amenities and offering convenient access to the M3 motorway.

Entrance hall, cloakroom, utility room with stylish butler style sink, washing machine and tumble dryer.

Open plan lounge/kitchen/dining room with hard floors and bi-fold doors that open onto the garden. The dining area features banquette style seating and there is a large breakfast bar/counter overlooking the kitchen. The kitchen is fully equipped with fitted units, a range style stove, dishwasher and American style fridge /freezer. An additional French door offers further access to the rear garden.

Upstairs the Principal bedroom has fitted wardrobes and en suite shower room. There are 2 further bedrooms (1 double, 1 single) and a family bathroom with contemporary fittings.

Outside the fully enclosed rear garden has both patio & decked areas alongside an easy-care artificial lawn, ideal for the whole family to enjoy. There is also a separate garden room with underfloor heating which offers versatile space that can serve as a home office, games room or additional storage.

To the front of the property there is driveway parking available for one car and additional visitor parking.

The property is available Partly Furnished or Unfurnished.

Energy Efficiency rating - C /Council tax Band - E / Tenancy Length – 12 months

ADDITIONAL CHARGES

Security deposit - £2538.00 (5 weeks rent), Holding deposit – £507.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf



DE MONTFORT SQUARE, HOOK

£2,200 pcm