



**Mitchell Avenue, Hartley Wintney**  
**Three Bedroom Mid-Terrace**



A well-presented three bedroom terraced home situated in the popular village of Hartley Wintney. The property is located just 0.7 miles from the Village High Street. The property has driveway parking and a garage in a block. In 2018 all the windows and doors were replaced with new double glazing.

The downstairs accommodation comprises a living room with feature fireplace, kitchen/ dining room with French Doors leading onto the private rear garden and a shower room.

The upstairs has three bedrooms, two doubles and a single. The double rooms both have recently fitted built in wardrobes. There is also a family bathroom and storage cupboards.

The garden has a patio area, space for a garden shed and is mainly laid to lawn. There is a back gate leading onto the garage area.

Local schools include Oakwood Infant School and Greenfields Junior School in Hartley Wintney, Robert Mays Secondary School in Odiham. Local private schools include Daneshill, St Nicholas and St Neots. Transport links to London are via Winchfield Station (c.60 Minutes to Waterloo), the M3 Junction at nearby Hook and the M4 at Reading. There is also a local bus service running nearby during peak times which can connect you to Winchfield Station.

















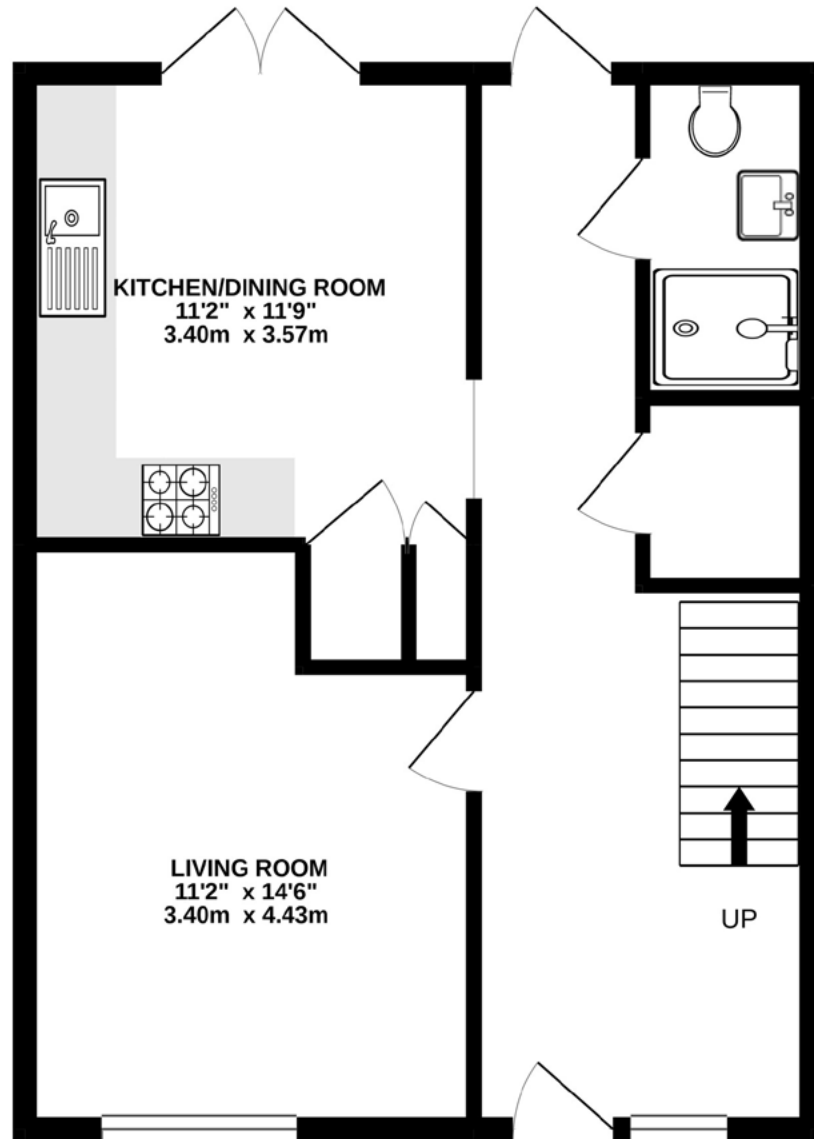




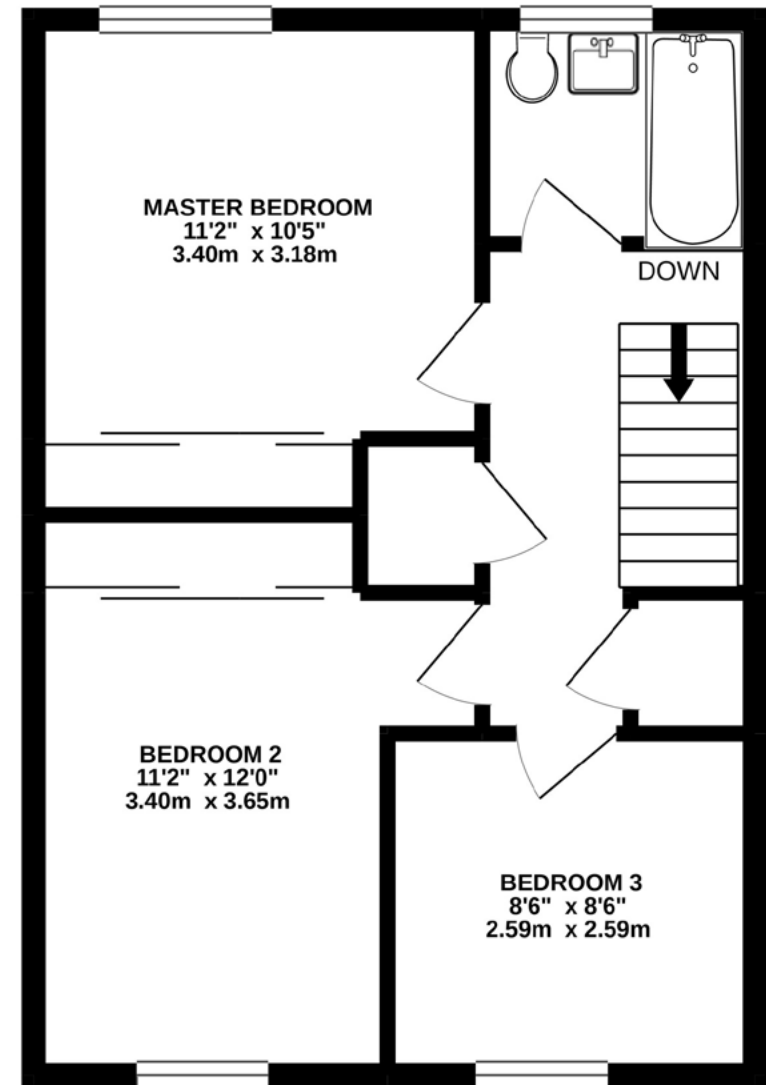




**GROUND FLOOR**  
513 sq.ft. (47.7 sq.m.) approx.



**1ST FLOOR**  
471 sq.ft. (43.8 sq.m.) approx.



**TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### 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.

### Directions:

Postcode: RG27 8HF

Please contact McCarthy Holden for detailed directions

### Viewing:

Telephone: 01252 842100  
Email: [hw@mccarthyholden.co.uk](mailto:hw@mccarthyholden.co.uk)

### Services:

Mains electricity, water, private drainage  
and LPG central heating  
EPC Rating - C (70)

### Local Authority:

Hart District Council  
Tel: 01252 622122  
Council Tax Band - C

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