

Selbon
Simply Different

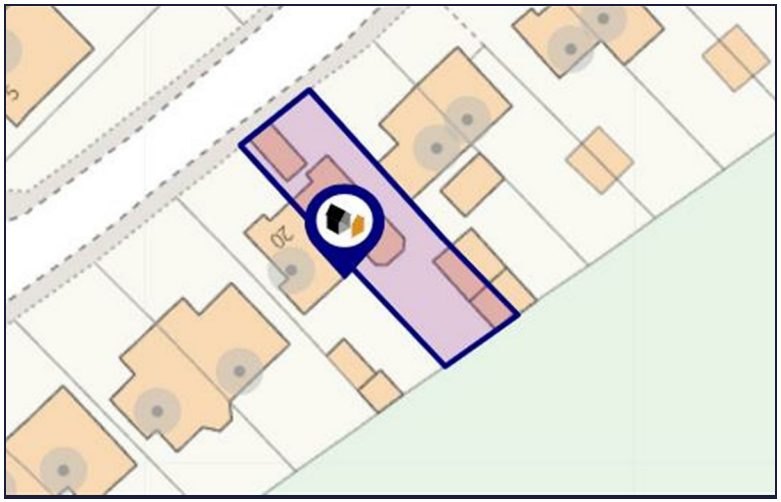
Laurel Close, North Warnborough, Hook,
Hampshire, RG29 1BH

Offers in excess of £475,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Semi Detached Home
- Lounge/Dining Room
- Conservatory
- Gas Radiator Heating (New Boiler)
- Garage & Driveway
- Entrance Hall
- Modern Kitchen
- 3 Bedrooms & Refitted Bathroom
- Landscaped Garden With Summer House
- Property Photos Have Been Subject To AI Enhancement



Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached home, which is situated within the sought-after village of North Warnborough, close to local shops and backing on to the playing fields of Robert May's School.

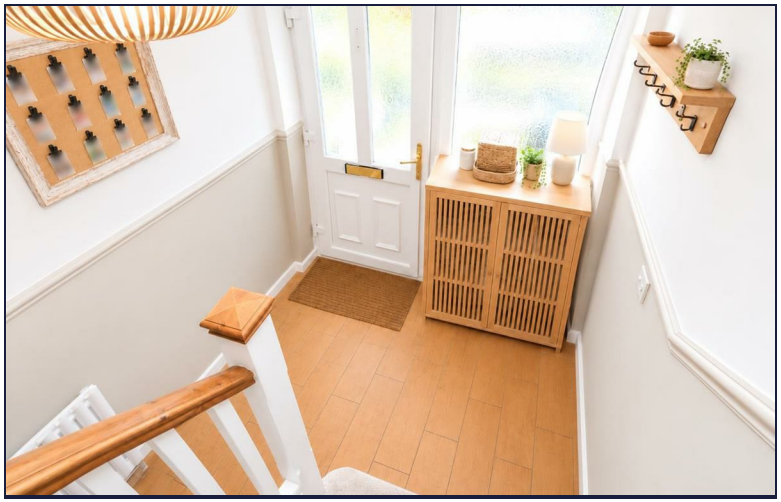
The current owners have made many improvements including, New Boiler and radiators, upgraded electrics including outside sensor lights, new carpets, bathroom upgrade including new bath, fitted wardrobes in main and third bedrooms, painting and decorating and bespoke shutters.



Accessed via the front door, which leads to the entrance hall with stairs to the first floor and there are doors to the lounge/dining room and kitchen.

The 21ft lounge/dining room has a fireplace and double glazed French doors to the rear garden. The 9ft kitchen has work surfaces, eye and base level units and some integrated appliances and access to the 14ft conservatory, which has double glazed French doors to the garden.

The first floor landing has doors to the 3 bedrooms (bedrooms 1 & 2 have built in wardrobes) and an upgraded bathroom with a white suite.



Further benefits include gas radiator heating, double glazed windows, driveway parking with EV charger, single garage (in garden), a recently landscaped garden with new patio, new fencing to both sides, a home office/summer house with internet cable run to it.

North Warnborough is a small village situated in Northeast Hampshire. Its neighbouring villages are Odiham, Hook and Winchfield. It has a day-to-day general store located in the local garage and is within close proximity of the picturesque Mill House public house.

The range of state schooling in the area is excellent, including Buryfields Infant School, Mayhill Junior School and Robert May’s School. Noted independent schools include Lord Wandsworth College, St. Nicholas’, St Neots and Daneshill.

Offered to the market with no onward chain, we highly recommend an early viewing to avoid disappointment.

















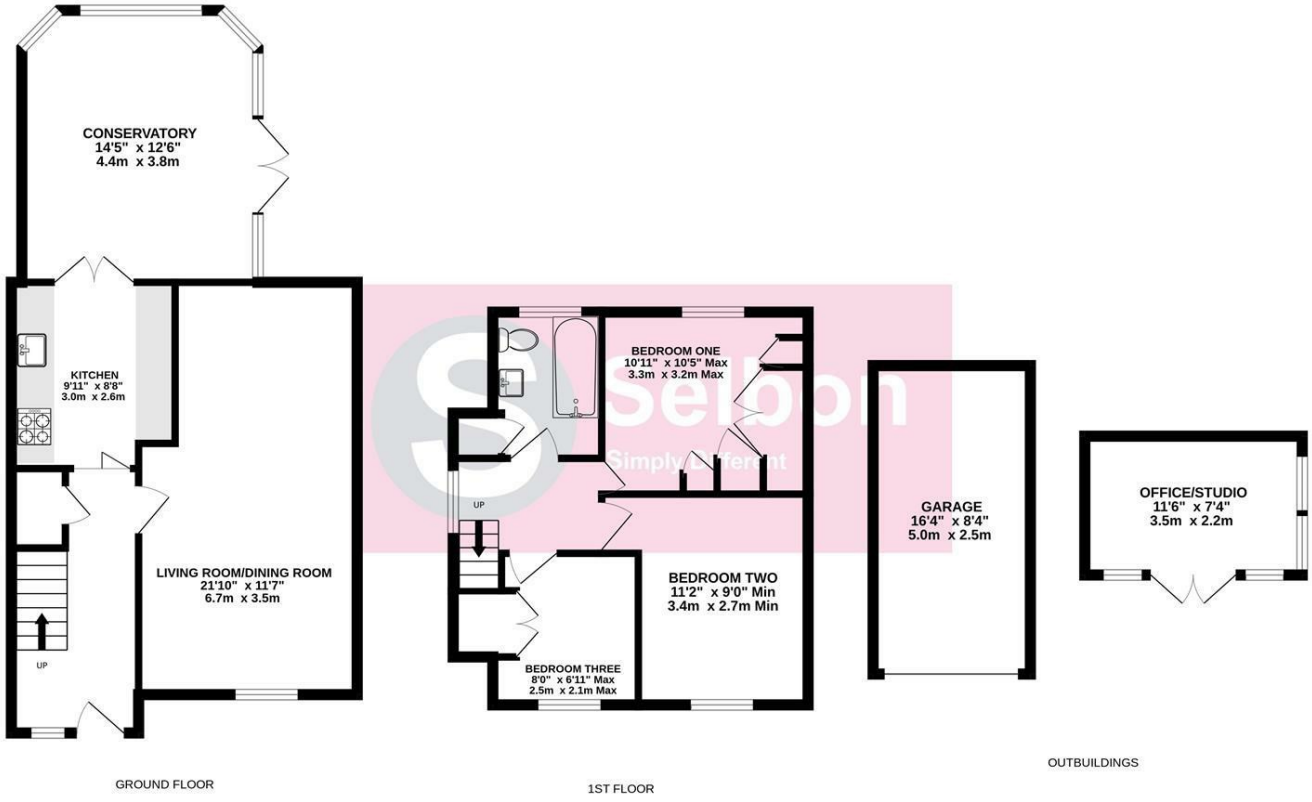








Floor Plans

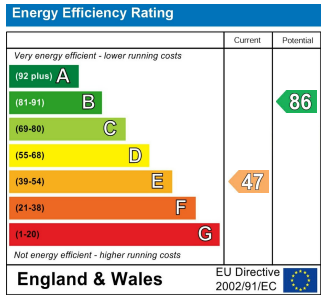


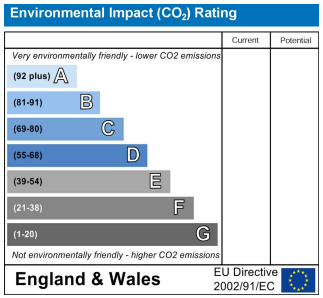
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: D

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