



A three-bedroom, family home is situated on the sought after Montefort Place development, within close proximity of Odiham Village centre's shops and amenities.

The property benefits from kitchen, living/dining room, conservatory, two bathrooms and externally a garden, garage and driveway parking.

On the ground floor the entrance hall provides access to the stylish fitted kitchen/breakfast room with integrated appliances. The bright living room leads through bi-fold doors to the conservatory which is currently being used as a dining room which also has bi-fold doors out to a patio area overlooking the enclosed rear garden.

There is also a downstairs cloakroom.

On the first floor are two generous bedrooms and the family bathroom suite.

On the second floor is the spacious principal en-suite bedroom with built-in wardrobe.

To the rear is an enclosed garden with sunny patio ideal for entertaining and alfresco dining. There is also a garage and private driveway parking.

Montfort Place is ideally located for direct trains to London from Hook and Winchfield mainline stations along with easy access to the M3.

The historic village of Odiham boasts a comprehensive range of facilities, including Doctor's surgery, Dentist, Post Office, local supermarket, numerous restaurants, public houses and coffee shops.

Odiham also enjoys thriving tennis and cricket clubs. There are excellent local state and independent schools nearby. More comprehensive shopping and recreational facilities are in nearby Farnham, Fleet, Reading and Basingstoke.

The Property comes to the market unfurnished and available now.

Energy Efficiency Rating - B - Council Tax Band - F - Tenancy 6 months



## DE MONTFORT SQUARE, HOOK

£1,950 pcm