



## Four Bedroom Detached House

**Titchener Way, Hook, RG27 9GB**

Guide Price: £750,000 *Freehold*

- Four Double Bedrooms
- Driveway for Several Vehicles
- Three Reception Rooms
- Study
- Utility Room
- Double Garage
- Village Location
- EPC: B (86)

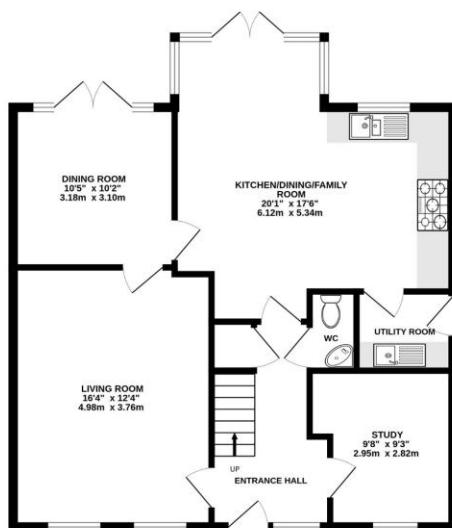


Built by David Wilson Homes in 2019 to their Chelworth design, this four bedroom detached family home offers modern living mixed with convenience, given its well-connected village location. The property offers generous reception space with a spacious living room, leading through to a separate dining room overlooking the rear garden. The heart of this beautiful family home is the open plan kitchen/dining/family room, which makes for a great spot to socialise at the end of the day with the family. The kitchen features built in appliances, and access into a separate utility room. There is also a separate study at the front of the property, ideal for those who work from home or anyone looking for an extra reception room for the children. The property also benefits from a downstairs cloakroom on the ground floor. Upstairs comprises a modern four piece bathroom suite and four double bedrooms all with fitted wardrobes, with the principal bedroom benefitting from another four piece en suite bathroom.

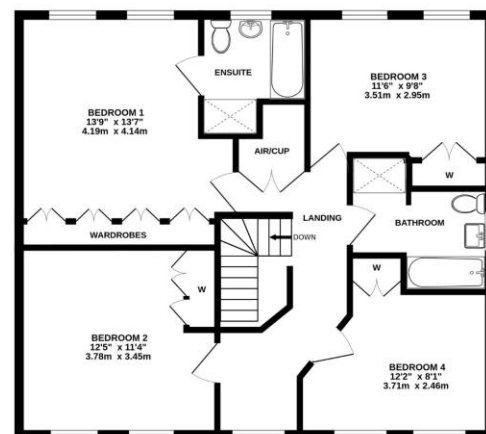
The driveway to the side of the property offers parking for several vehicles and sits in front of the double garage, which has lighting and power inside. The rear garden can be accessed via the dining room, family room and the side access gate on the driveway. The rear garden is mainly laid to lawn, with a property surrounding patio. The property is just a short walk into the centre of the village, which offers a range of pubs and restaurants, post office, doctors surgery, several independent shops and Hook train station which offers mainline access to London Waterloo. There is also an M3 junction on the outskirts of the village and a Sainsburys supermarket just a short walk from the property. Hook is popular for its well regarded infant and junior schools, also located in the centre of the village.

## Floorplan

GROUND FLOOR



1ST FLOOR



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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Tel: **01256 769999** or Email: **info@bridges.co.uk**



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