



Three Bedroom Semi-Detached House

West Street, Odiham, Hook, Hampshire, RG29 1TZ

Guide Price: £525,000

- Three Well Proportioned Bedrooms
- Great Location Near High Street
- Bright Living/Dining room
- Well Equipped Kitchen
- Potential to Extend STPP
- Private Driveway and Garage
- No Onward Chain
- EPC: C (72)



Description

This charming semi detached residence is ideally situated just a short walk from the heart of Historic Odiham High Street and highly regarded local schools such as Robert Mays, Mayhill, and Buryfields. Offering three bedrooms, this home presents excellent potential for extension, subject to planning permission. A notable feature is the sunny facing garden, which floods the interior with natural light. Two of the bedrooms feature built in wardrobes, complemented by a separate three piece bathroom with white suite. Downstairs, a well appointed fitted kitchen boasts a box bay window overlooking the front, complete with a range of eye and base level units, built in double oven, four burner gas hob, built in dishwasher, and ample space for table. The lounge diner enjoys views of the private rear garden, highlighted by a focal point fireplace and abundant natural light. Additional amenities include a cloakroom, garage, off road parking for two/three vehicles, and no onward chain. Ideal for downsizers or young families looking to put their own stamp on a home, this property offers a fantastic opportunity to create a comfortable living space in a desirable location.

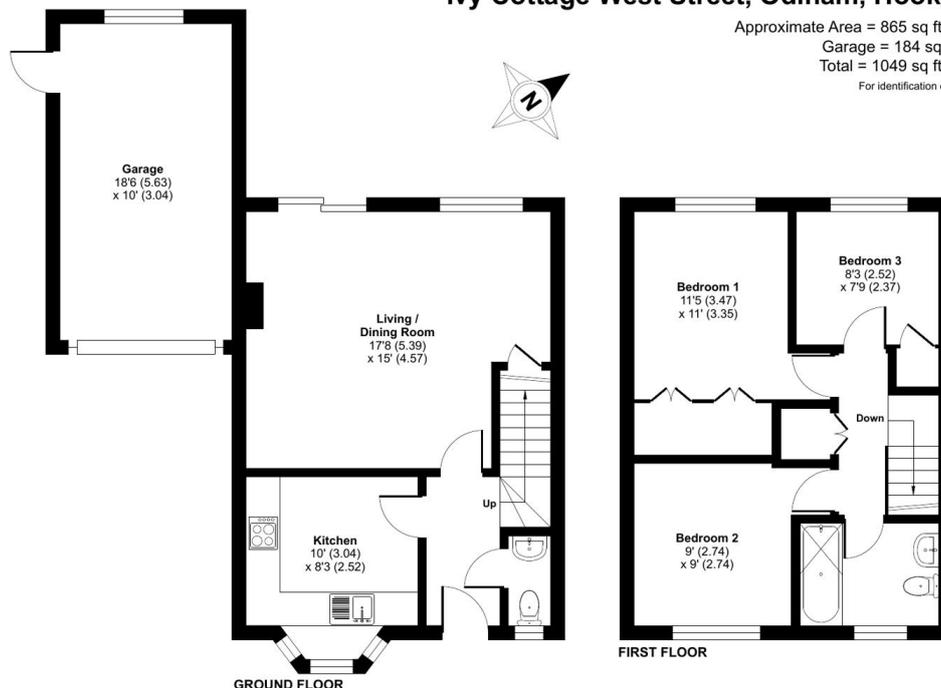
Outside

The rear garden is enclosed by hedging, offering privacy and a tranquil setting. It is mainly laid to lawn with mature planting, flower beds and a variety of shrubs and trees. There is also a sunny patio, ideal for entertaining or relaxing. The property is situated in the historic village of Odiham, which boasts a range of highly regarded pubs and restaurants, along with a doctors' surgery, independent shops and a small Co-op supermarket. Ample private driveway parking is available at the front, leading to an attached garage with power and lighting, with side access to the rear garden.

Floorplan

Ivy Cottage West Street, Odiham, Hook, RG29

Approximate Area = 865 sq ft / 80.3 sq m
 Garage = 184 sq ft / 17 sq m
 Total = 1049 sq ft / 97.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2025. Produced for Bridges Estate Agents. REF: 1255937



TO ARRANGE A VIEWING PLEASE CONTACT:
 Tel: **01256 769999** or Email: **info@bridges.co.uk**



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.