



Sideways Lane, Hookwood

In Excess of **£575,000**

**MANSELL
McTAGGART**
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- An attractive and extended three-bedroom detached bungalow situated on a pretty private road
- Located on a good-sized plot with enormous scope for enlargement, subject to planning
- Entrance hall-Kitchen-Dining room-Living room
- Three double bedrooms, one with scope for an en-suite-Bathroom
- Wide frontage, Detached garage – Lovely south-facing garden
- The property needs modernisation – No chain
- Council Tax Band 'E' and EPC 'F'

An attractive and extended three-bedroom detached bungalow, set on a generous plot in a quiet private lane. This well-positioned home offers excellent scope for further enlargement, subject to the necessary planning permissions. The property is approached via a spacious frontage, providing off-street parking for two vehicles, flanked by a large lawn area bordered with mature shrubs and flowerbeds.

Upon entering, you are welcomed by a generous entrance hall with ample space for coats and shoes. The kitchen is situated at the front of the property and is equipped with a range of wall and base units, a sink with worktops, and space for appliances, including a washing machine, cooker, and fridge/freezer.

There is also a separate WC with a pedestal wash hand basin and frosted window to the front.



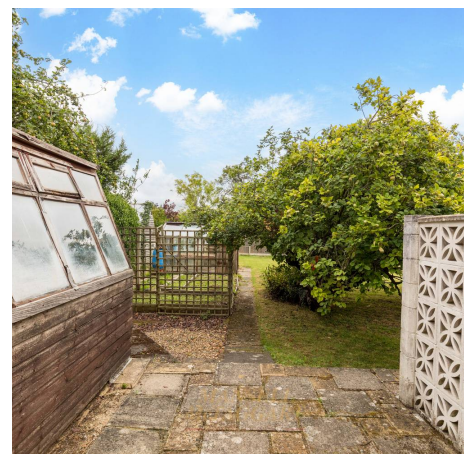


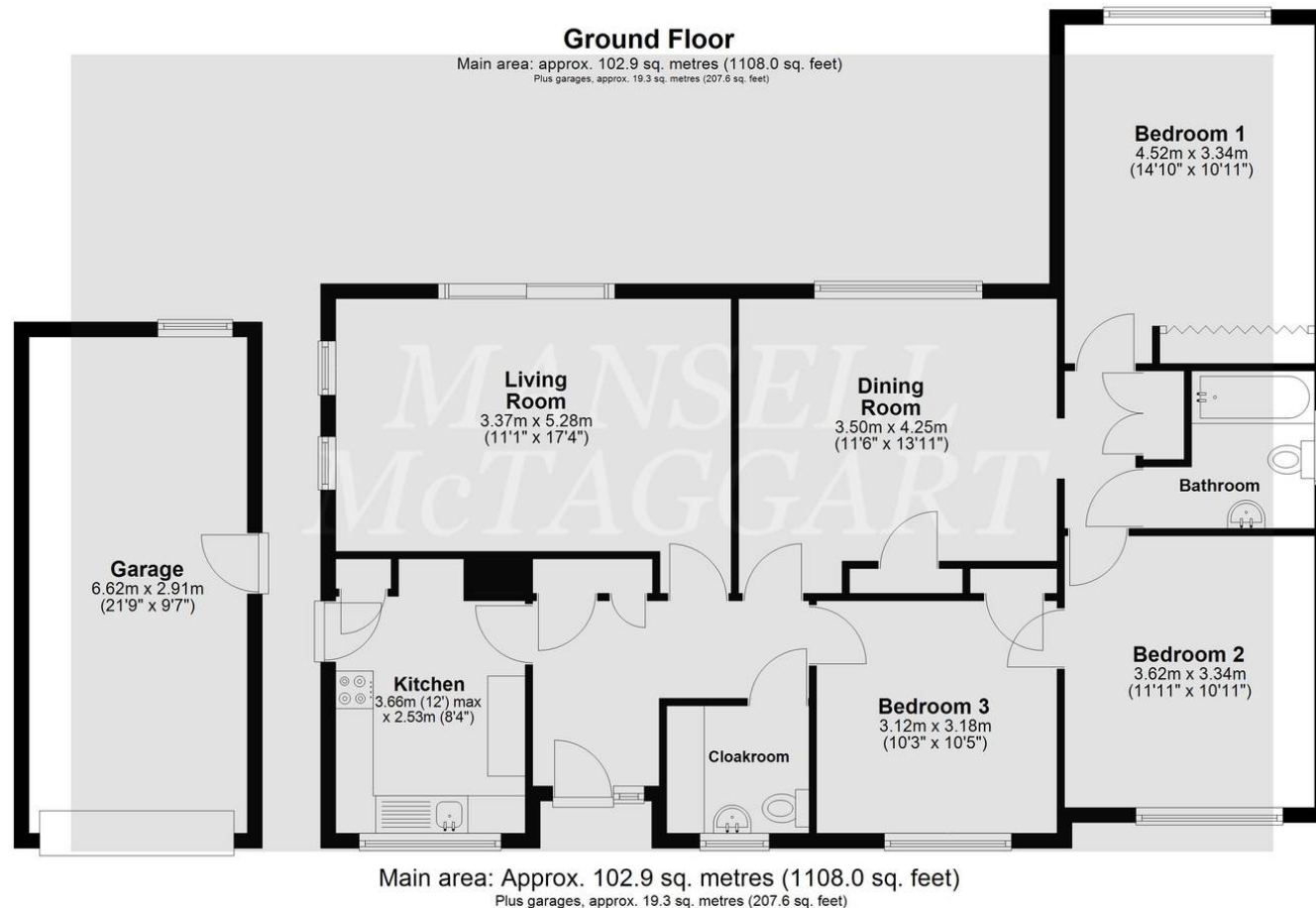
Both the living room and dining room are situated at the rear of the property, offering a pleasant view of the garden and plenty of space for freestanding furniture.

There are three well-proportioned double bedrooms, all capable of accommodating freestanding furniture and king-size beds. One of the bedrooms offers potential for an en-suite, subject to layout preferences. The main bathroom is located off the hallway and comprises a panelled bath, wash basin and WC.

The property also benefits from a detached garage with an up-and-over door, power and lighting, and a side door providing access to the garden.

The south-facing garden is primarily laid out to lawn, with a patio area located directly to the rear of the property — perfect for outdoor dining. The garden is fully enclosed by wooden panel fencing, offering a good degree of privacy.





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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