





Right Choice Estate Agents are pleased to present this spacious detached family home, located on the sought-after Roman Road.

The ground floor features a welcoming entrance porch, dining room, kitchen, utility, w/c and three additional reception rooms, one of which could be used as an additional bedroom.

Upstairs, the first floor offers four large double bedrooms, including one with en suite and a family bathroom.

Further highlights include a private rear garden, games room, solar panels, quadruple garage and ample driveway parking

Location: Roman Road is set within easy reach of local schools, shops, and transport links.

With its easy access to the M3 and nearby train links to London and the South Coast, Roman Road is ideal for commuters and families alike.

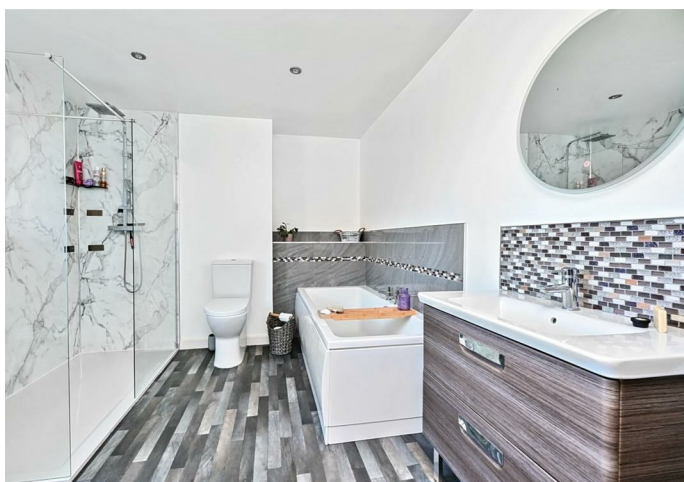
Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band D

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents





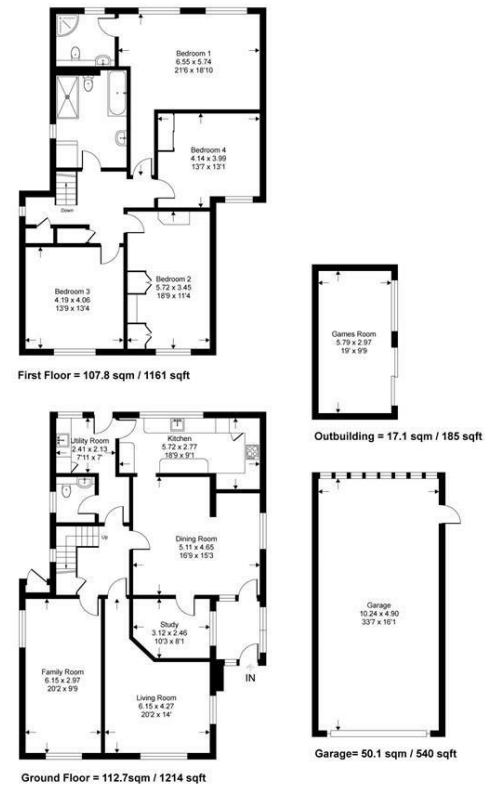




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

### Romans Road

Approximate Gross Internal Area = 220.6 sq m / 2375 sq ft (excludes store)  
 Approximate Garage Internal Area = 50.1 sq m / 540 sq ft  
 Approximate Outbuilding Internal Area = 17.1 sq m / 185 sq ft  
 Approximate Total Internal Area = 287.9 sq m / 3100 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100