



Right Choice Estate Agents are delighted to offer to the market this link detached family home in the highly desirable Lychpit. The ground floor benefits from an entrance hallway, kitchen/breakfast room, living room, dining room, utility and w/c. The first floor offers four bedrooms, bathroom and en suite. Additional features include a private rear garden, part converted garage and ample driveway parking.

Location: Nestled in the sought-after area of Lychpit, Chaldon Green offers a peaceful, family-friendly setting with leafy surroundings and a welcoming community feel. This quiet cul-de-sac boasts attractive, well-maintained homes, easy access to local amenities, schools, and beautiful nearby walks along the Basingstoke Canal and Great Binfields Copse. A perfect blend of countryside charm and town convenience, all just minutes from Basingstoke's vibrant centre and mainline rail links to London.

Tenure: Freehold

Estate Charge: £120 per annum

Local Authority: Basingstoke & Deane Borough Council - Band E

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

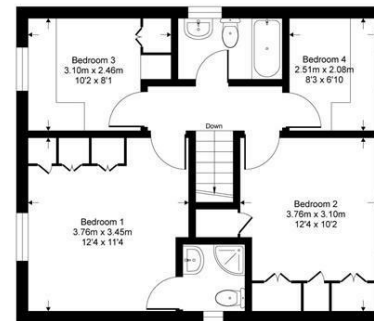




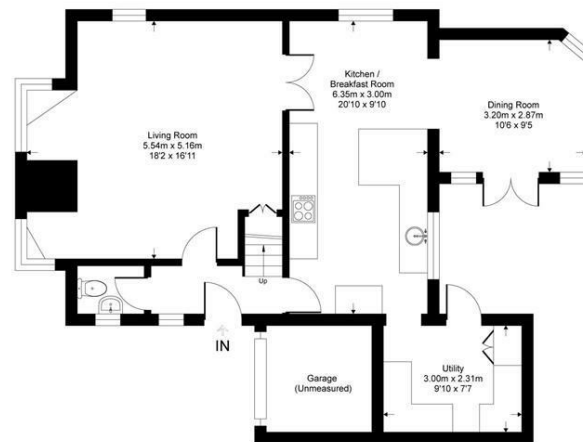
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Chaldon Green

Approximate Gross Internal Area = 117.3 sq m / 1263 sq ft (excludes garage)



First Floor = 48.2 sqm / 519 sqft



Ground Floor = 69.1 sqm / 744 sqft

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.



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