



No Onward Chain Right Choice Estate Agents are pleased to present this link detached family home, ideally located within the popular Everest Park.

The ground floor offers a welcoming entrance hallway leading to a family room, open plan kitchen/dining/living area, and a convenient cloakroom. The first floor benefits from two bedrooms one of which could be used as an additional reception room and a bathroom. The second floor provides two additional bedrooms and an en suite shower room, offering flexible space for larger families, guests, or home working. There is also air conditioning in the living area, bedroom/reception room and the master bedroom.

Externally, the private, enclosed rear garden offers a retreat for outdoor dining, play, or relaxation, while a garage and off-street driveway provide parking.

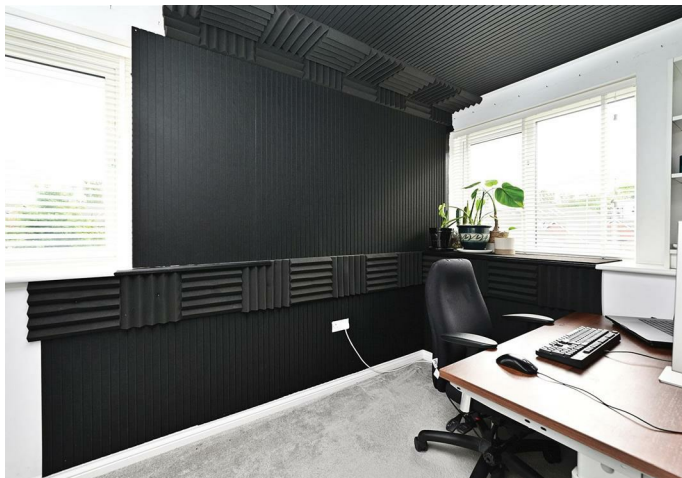
Location: Everest Park is a modern, sought-after development offering stylish homes in a peaceful, well-connected setting with landscaped green spaces. The area is ideal for commuters as it offers excellent transport links including the nearby A340, A339 and A33, as well as great public transport including a fast train service to London Waterloo taking less than an hour. The area also offers easy access to Basingstoke town centre which boasts great shops and restaurants. Residents enjoy a friendly community feel, contemporary design, and convenient proximity to schools, parks, and amenities, making Everest Park a superb place to call home.

Tenure: Freehold.

Local Authority: Basingstoke & Deane Borough Council, Tax Band D

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

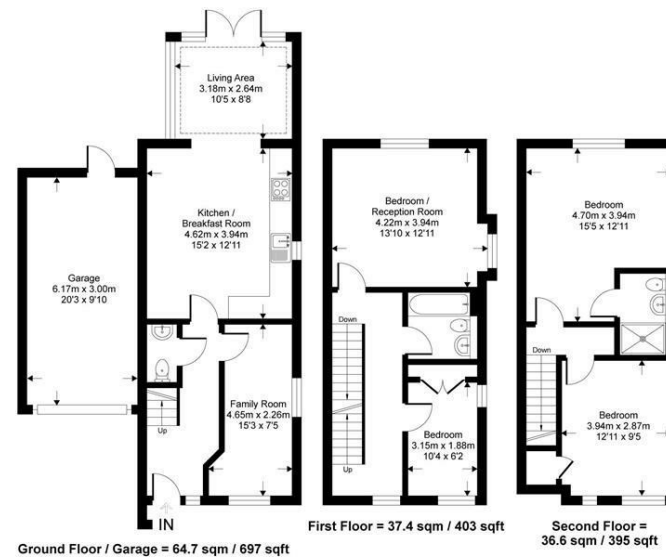




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Messner Street

Approximate Gross Internal Area = 120.3 sq m / 1296 sq ft
Approximate Garage Internal Area = 18.4 sq m / 199 sq ft
Approximate Total Internal Area = 138.7 sq m / 1495 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.

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