



Right Choice Estate Agents are delighted to offer to the market this well presented, extended family home in the popular area of Hatch Warren.

The ground floor provides ample modern accommodation with a traditional entrance hallway, an extended kitchen/dining room with Neff fitted appliances and bi-fold doors leading to the garden, a spacious living room, and w/c.

The first floor offers a family bathroom and three double bedrooms, two of which boast fitted wardrobes with the master bedroom also providing an en suite shower room.

Externally the front overlooks a childfriendly green and benefits from ample driveway parking, with access to the garage. To the rear of the property there is an enclosed low maintenance garden laid to artificial grass with a modern patio and side access.

Additional features include double glazing, gas radiator heating, water softener, electric garage door, outside taps to the front and rear, external power points to the rear.

Location: Hatch Warren is a popular residential area on the south-western edge of Basingstoke, known for its family-friendly feel, green spaces and convenient local amenities. Residents benefit from nearby shops, well-regarded schools, parks and woodland walks, while Basingstoke town centre, the M3 and mainline rail links are all within easy reach. Ideal for commuters and families alike, Hatch Warren offers a great balance of suburban comfort and everyday convenience.

Tenure: Freehold

EPC Rating: C

Local Authority: Basingstoke & Deane Borough Council - Band D

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

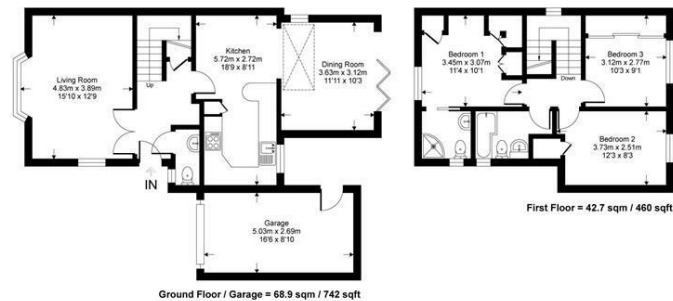




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chatsworth Green

Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft
 Approximate Garage Internal Area = 13.5 sq m / 146 sq ft
 Approximate Total Internal Area = 111.6 sq m / 1202 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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