



Right Choice Estate Agents are delighted to present to the market this impressive detached family residence, ideally situated within the highly sought-after Wykeham Drive. The ground floor boasts a welcoming entrance hallway leading to a spacious living room, a well-appointed fitted kitchen/breakfast room, an additional reception room that is currently being used as a dining room, a bright and airy conservatory, and a convenient cloakroom. Upstairs, the property offers four bedrooms, the master of which has an en suite shower room alongside a family bathroom. Further benefits enhancing this attractive home are a private and well-maintained rear garden, a garage, and ample driveway parking.

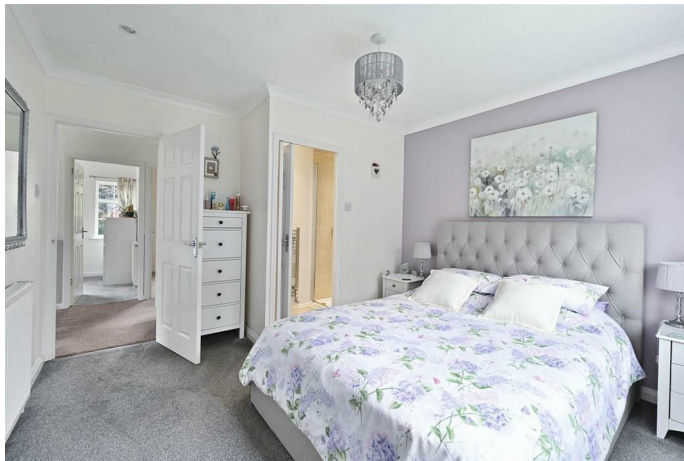
**Location:** Located in a popular residential area of Basingstoke, Wykeham Drive offers convenient access to local shops, schools, parks, and transport links. A well-connected setting with a friendly neighbourhood feel, it is ideal for families, commuters, and buyers looking for a practical, established location close to everyday amenities.

**Tenure:** Freehold

**Local Authority:** Basingstoke & Deane Borough Council - Band E

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

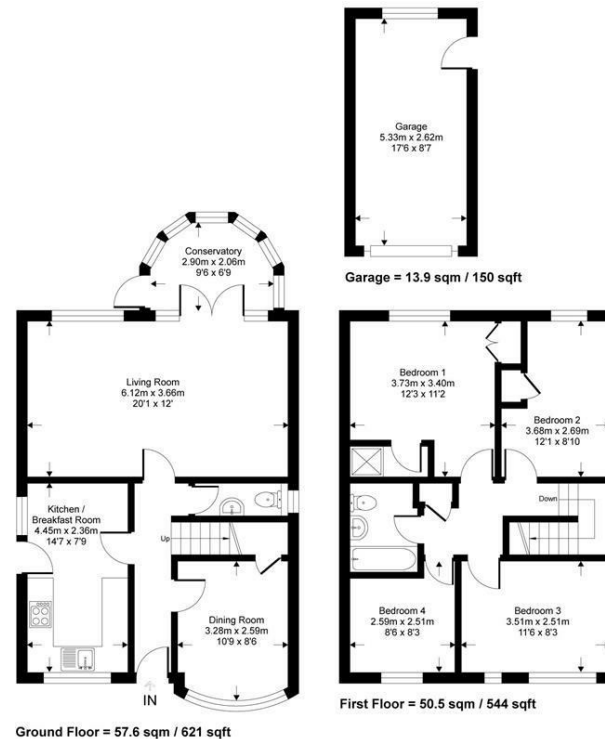




| Energy Efficiency Rating                    |           |                                                                                                           |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                 |
| Very energy efficient - lower running costs |           |                                                                                                           |
| (92 plus) <b>A</b>                          |           | <b>86</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>                            | <b>73</b> |                                                                                                           |
| (1-20) <b>G</b>                             |           |                                                                                                           |
| Not energy efficient - higher running costs |           |                                                                                                           |
| England & Wales                             |           | EU Directive 2002/91/EC  |

### Wykeham Drive

Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft  
Approximate Garage Internal Area = 13.9 sq m / 150 sq ft  
Approximate Total Internal Area = 122.1 sq m / 1315 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