



Englefield Way, Basingstoke, Hampshire,
RG24 9FJ

£280,000

As you step inside, you are greeted by a welcoming ambiance that flows throughout the home. The spacious kitchen is a culinary delight, featuring ample worktop space and an integrated oven/hob for all your cooking needs. A convenient downstairs cloakroom/utility room adds to the practicality of the layout. The heart of the home is the inviting living/dining room, adorned with light and plenty of built-in storage options and adorned with double French doors that open up to the serene privacy of the enclosed garden. This outdoor space provides a perfect retreat for relaxation and entertainment. Venturing upstairs, you will discover two generously sized bedrooms, each offering comfort and tranquility for a restful night's sleep. The modern family bathroom is well-appointed with a shower over the bath. The convenience continues outside, with an allocated parking at the side of the property, ensuring hassle-free access. Additionally, ample visitor parking options are available nearby for guests. Situated in the sought-after Marnel Park, this residence benefits from its prime location north of Basingstoke's Town Centre. Residents will enjoy a plethora of shopping and recreational facilities, with easy access to transport links via the nearby bus station and mainline railway station. Commuting to London is a breeze, with regular commuter services to London Waterloo in approximately 47 minutes. For commuters by car, the proximity of the M3 motorway provides seamless access to London and The South, making travel convenient and efficient.





- NO ONWARD CHAIN
- TWO DOUBLE BEDROOM HOME
- SPACIOUS KITCHEN
- LIVING/DINING ROOM WITH PLENTY OF STORAGE
- CLOAKROOM
- GENEROUSLY SIZED BEDROOMS
- FITTED WARDROBES
- FAMILY BATHROOM WITH SHOWER OVER BATH
- ALLOCATED PARKING
- EXCELLENT COMMUTER LINKS

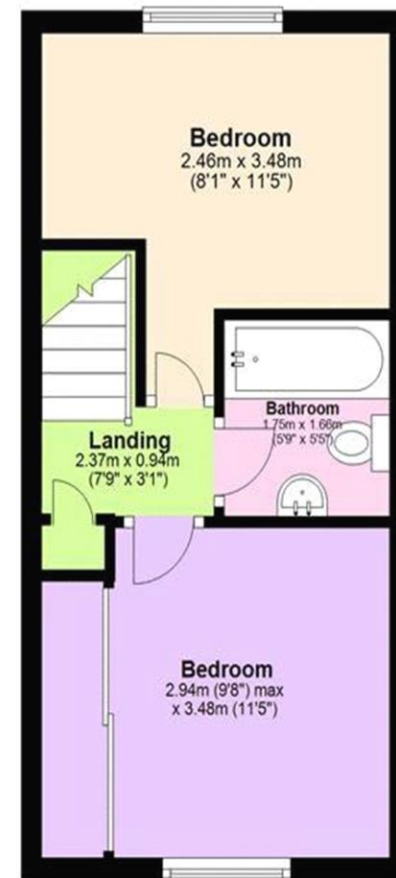
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such..Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

LODDON PROPERTIES

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