



Right Choice Estate Agents are delighted to offer to the market this modern four bedroom family home in the popular Beggarwood. The ground floor offers an entrance hallway, modern kitchen, living room, dining room, conservatory and w/c. The first floor benefits from three bedrooms, en suite, family bathroom and access to the second floor boasting the master suite. Additional features include a private rear garden, garage and parking.

Location: Beggarwood provides easy access to M3 junction 7, A303, A30 and with main line railway to London Waterloo situated in nearby Basingstoke town centre. Local doctors surgery, chemist and retail parks are close to hand with the main shopping centre Festival Place a short drive away offering diverse shopping and restaurant dining.


Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band D

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

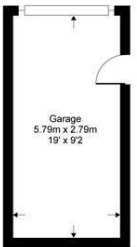




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

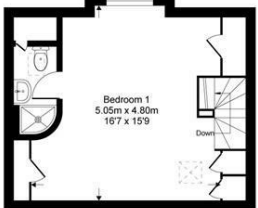
### Whitgift Close

Approximate Gross Internal Area = 128.4 sq m / 1383 sq ft  
 Approximate Garage Internal Area = 16.1 sq m / 174 sq ft  
 Approximate Total Internal Area = 144.5 sq m / 1557 sq ft



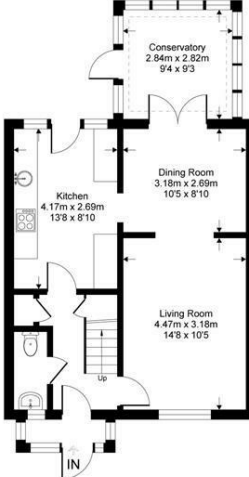
Garage  
5.79m x 2.78m  
19' x 9'2"

**Garage = 16.1 sqm / 174 sqft**



Bedroom 1  
5.05m x 4.80m  
16'7" x 15'9"

**Second Floor = 29.4 sqm / 317 sqft**



Conservatory  
2.84m x 2.62m  
9'4" x 8'5"

Kitchen  
4.17m x 2.69m  
13'8" x 8'10"

Dining Room  
3.18m x 2.69m  
10'5" x 8'10"

Living Room  
4.47m x 3.18m  
14'8" x 10'5"

**Ground Floor = 54.8 sqm / 590 sqft**


Bedroom 4  
2.69m x 2.41m  
8'10" x 7'11"

Bedroom 3  
3.25m x 2.41m  
10'8" x 7'11"

Bedroom 2  
4.27m x 3.78m  
14' x 12'5"

**First Floor = 44.2 sqm / 476 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.



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