





**\*SOLD PRIOR TO MAKETING\*** Right Choice Estate Agents are delighted to present this substantially extended semi-detached family home in the desirable Clarke Estate.

The ground floor accommodation is comprised of a traditional entrance hallway, a well-presented kitchen breakfast room, shower room, a spacious living room, internal access to the garage, rear entrance hallway and conservatory.

On the first floor the property offers four bedrooms, three of which are good size double rooms. In addition, there is a fitted family bath room and an en suite shower room.

Outside, the property has a generous enclosed rear garden, summer house, an integral garage and driveway parking.

**Location:** The Clarke Estate is located to the East of Basingstoke and offers easy access to local schools and shops along with bus links into the town centre. Commuting routes are also a benefit with the M3 & A339 within a short drive.

**Tenure:** Freehold

**EPC:** TBC

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

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





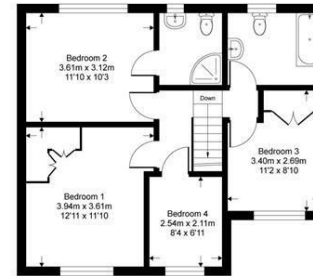




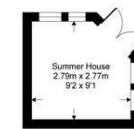
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive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

### Beech Way

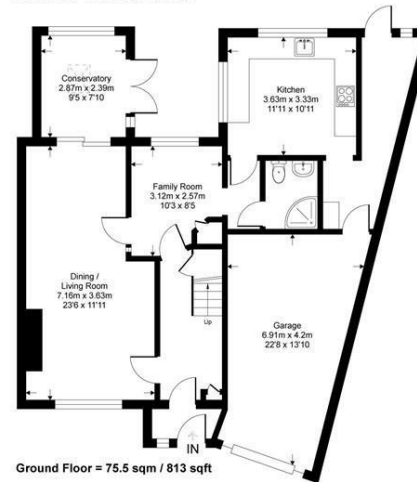
Approximate Gross Internal Area = 131 sq m / 1411 sq ft  
 Approximate Garage Internal Area = 20.7 sq m / 223 sq ft  
 Approximate Outbuilding Internal Area = 7.1 sq m / 77 sq ft  
 Approximate Total Internal Area = 158.8 sq m / 1711 sq ft



First Floor = 55.5 sqm / 598 sqft



Outbuilding = 7.1 sqm / 77 sqft



Ground Floor = 75.5 sqm / 813 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