



Connells

The Brackens
Basingstoke



Property Description

Connells are delighted to bring to the market this FOUR BEDROOM DETACHED HOME in the popular area of HATCH WARREN, BASINGSTOKE, comprising of KITCHEN, CLOAKROOM, TWO RECEPTION ROOMS, UTILITY AREA, ENSUITE TO MASTER BEDROOM, BATHROOM, GARAGE, DRIVEWAY PARKING, REAR GARDEN

Hatch Warren is south west of Basingstoke Town Centre where there are a wide range of shopping and recreational facilities as well as the bus station and mainline railway station which is well served with regular commuter services to London Waterloo in approximately 47 minutes. The M3 motorway runs just south of Basingstoke with access to London and The South and is easily accessible by either junction 6 or 7. Closer by there is a supermarket, children's play area, fields, public house and good bus links around the town as well as the local primary and secondary schools.

Entrance Hall

Storage Cupboard

Cloakroom

Low Level WC, Wash Hand Basin - new within last 2 years

Lounge

11' 3" max x 19' 6" max (3.43m max x 5.94m max)

Double Glazed Doors and Windows to Rear, Electric Fire

Dining Room

12' 6" max x 8' 10" max (3.81m max x 2.69m max)

Double Glazed Bay Window to Front, Glass Panel Doors Lounge

Kitchen

11' 9" max x 9' 7" max (3.58m max x 2.92m max)

Double Glazed Window to Side and Rear, Double Oven, 4 Ring Gas Hob, Space for Washing Machine, Space for Fridge Freezer, Sink Drainer with Mixer Tap, Wall and Base Units

Utility Area

5' 3" max x 4' 2" max (1.60m max x 1.27m max)

Double Glazed Glass Panel Door to Garden, Door to Garage, Sink with Drainer, Dish Washer

Landing

Airing Cupboard

Bedroom One

13' 9" max x 11' 8" max (4.19m max x 3.56m max)

Double Glazed Window to Front, Two Built in Wardrobes

Ensuite

Double Glazed Frosted Window to Front, Wash Hand Basin, Low Level WC, Power Shower - new within 2 years

Bedroom Two

11' 1" max x 8' max (3.38m max x 2.44m max)

Double Glazed Window to Front, Built in Wardrobes

Bedroom Three

9' 7" max x 8' 6" max (2.92m max x 2.59m max)

Double Glazed Window to Rear, Built in Wardrobes

Bedroom Four

11' 7" max x 7' 7" max (3.53m max x 2.31m max)

Double Glazed Window to Rear, Built in Wardrobes

Bathroom

Double Glazed Frosted Window to Rear, Vanity Wash Hand Basin, Bath with Shower over, Low Level WC - new within 1 year

Outside

Rear Garden

Part Patio, Two Sheds, Part Lawn

Garage

Power, Light and Plumbing for Washing Machine, Up and Over Door,

Driveway Parking

Parking for Multiple Cars









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/KSH105023



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Property Ref: KSH105023 - 0005