



Camerry Close, Basingstoke, RG21 3AG

£575,000 - Freehold



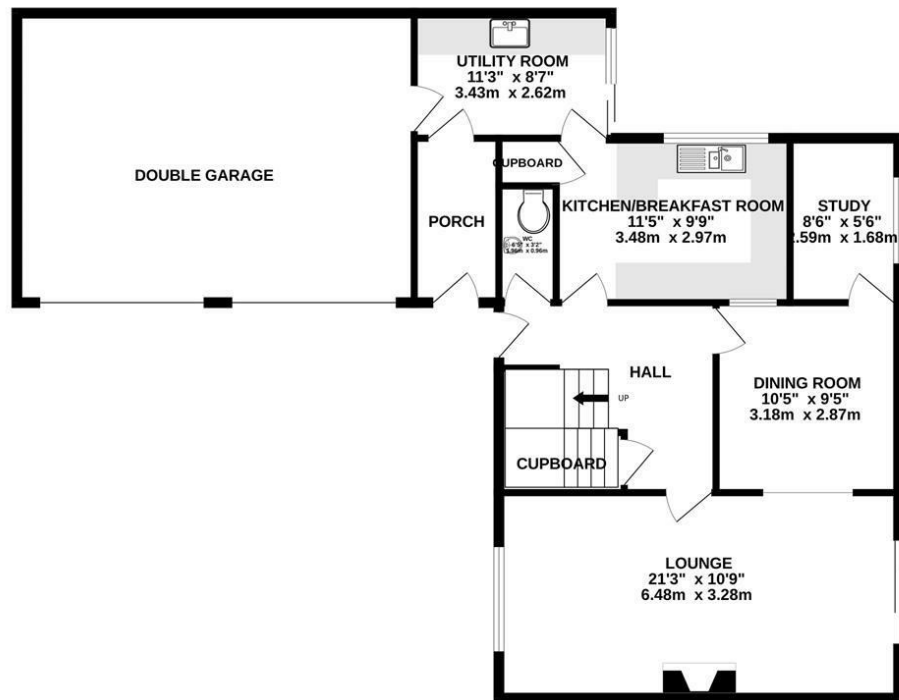


Barons Estate Agents are pleased to bring to the market this family home. The first floor comprises of a master bedroom with dressing room and shower, 3 further bedrooms and family bathroom. The ground floor benefits from an entrance hall, cloakroom, lounge, dining room, study, kitchen/breakfast room and utility room. To the front of the property there is driveway parking for several cars and a double garage with independent up and over electric doors. The rear garden offers a great deal on seclusion and is a large corner plot laid mainly to lawn with mature flower and shrub borders, trees, rockery and ornamental fish pond. Viewing is unquestionably recommended by the owners sole agents.

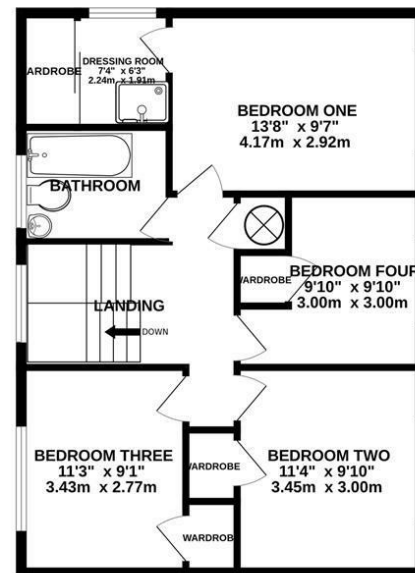
### Key Points and Features

- 4 Bedrooms
- Shower/Dressing Room
- Bathroom
- Cloakroom
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Double Garage
- Large Corner Plot

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 84        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 58                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

### Location

Camberry Close is located within half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council.

### Council Tax

Band F

### Viewing Arrangements

Strictly by appointment with Barons Estate Agents.

### Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.