



Hackwood Lane, Cliddesden, Basingstoke, RG25 2NH  
£600,000 Offers in excess of - Freehold

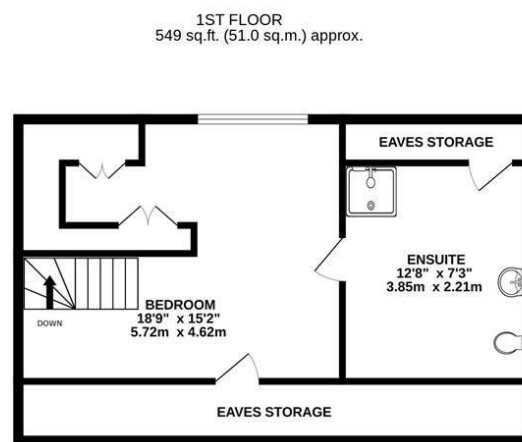
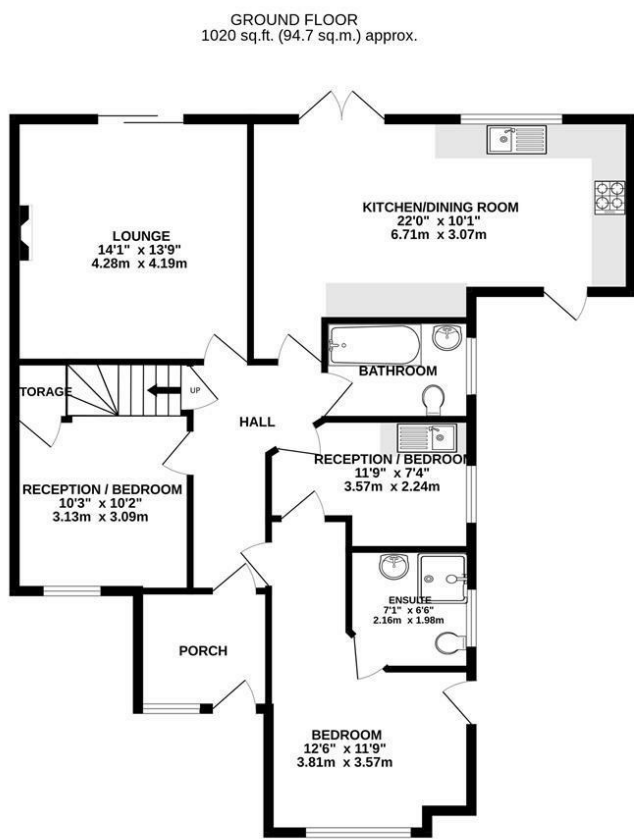




Barons Estate Agents are pleased to bring to the market, with no onward chain, this semi detached bungalow situated in a rural position with views over farm land to the front and rear. The property has had various rooms refurbished along with new carpets throughout and a new boiler. The accommodation is versatile with the first floor benefitting from a bedroom with an en suite shower. The ground floor benefits from 3 Bedrooms, en suite, bathroom, lounge and kitchen / dining room. The downstairs bedroom has the option to be used as a separate annexe with its own entrance, small kitchen and lounge/bedroom. To the front of the property there is a large drive with ample parking, a garage and an area of lawn with mature shrubs, there is a side gate leading to the rear garden. The rear garden is of a good size and laid to mainly to lawn with well stocked mature flower and shrub borders.

### Key Points and Features

- 4 Bedrooms
- Lounge
- Oil Fired Central Heating
- 3 Bathrooms
- Kitchen / Dining Room
- Garden
- Entrance Porch
- Double Glazing
- No Onward Chain



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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	

### Location

The property is situated along a country lane with farmland to the front and far reaching views to the rear. Hackwood Road is approximately 3 miles from Basingstoke town centre with it's excellent leisure facilities which are all within easy reach including 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 E

### 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.