

£525,000 Guide price - Freehold





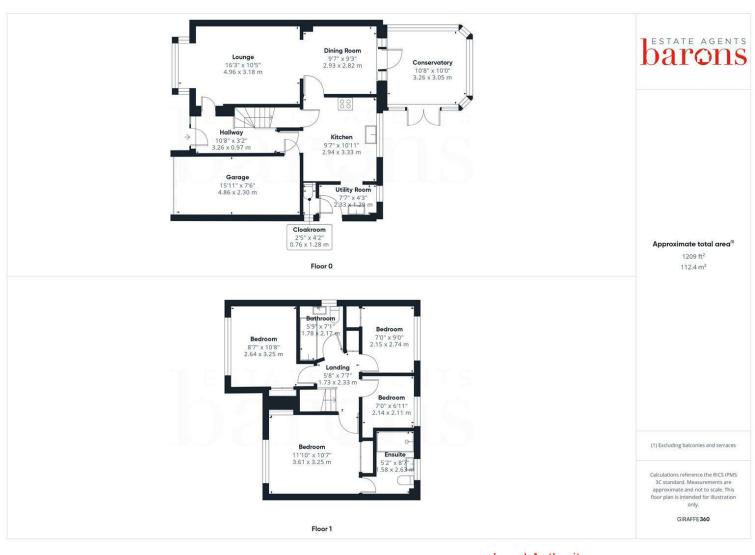




Barons Estate Agents are delighted to present this four bedroom detached family home, situated in a cul de sac location in Hatch Warren. The property is presented to the market in immaculate condition in our opinion, and has NO ONWARD CHAIN. Internally on the ground floor, there's an entrance hallway, lounge, dining room, conservatory, kitchen, access to the integral garage, utility room and cloakroom. Upstairs there's four bedrooms, a family bathroom and a modern ensuite. Externally, the property boasts driveway parking to the front, and an enclosed rear garden with a shed to the rear. Additional benefits include gas central heating and double glazing. An early viewing would be strongly advised by the vendor's sole agent.

## **Key Points and Features**

- · Detached Family Home
- · Family Bathroom & Modern Ensuite
- Driveway Parking & Garage
- Four Bedrooms
- Modern Kitchen
- · Enclosed Rear Garden
- Two Reception Rooms & Conservatory
- · Utility & Cloakroom
- · NO ONWARD CHAIN







				Current	Potentia
Very energy efficient	- lower runnin	g costs			
(92 plus) <b>A</b>					
(81-91) B					83
(69-80)	C			71	
(55-68)	D				
(39-54)	[	E			
(21-38)		F			
(1-20)			G		
Not energy efficient -	higher running	costs			

## Location

Whitestones is situated on the popular Hatch Warren development. Hatch Warren benefits from Basingstoke & Deane Borough Council amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. The town offers an abundance of eateries, pubs, and two theatres. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt. Within a short drive there is mainline railway to the south and fast link to London Waterloo in 45 minutes, there is also access to M3, A34 and A33 to Reading and M4.

## Tenure

# Freehold

#### **Local Authority**

### Council Tax

Band E

#### Viewing Arrangements

Strictly by appointment through 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.