



**Connells**

Englefield Way  
Basingstoke



## Property Description

Located in Marnel Park, the property is situated in a peaceful and private cul-de-sac setting just under a 3 mile drive from Basingstoke's Town Centre which houses the Festival Place Shopping Centre and mainline Train station with a direct line to London Waterloo. The local area has convenience stores, parks, a Doctor's surgery and a pharmacy. The primary catchment school for Marnel Park is Marnel Community Infant School, which is an 'Outstanding' rated primary school in the local authority area of Hampshire. The property is near to a large open field and woodland area providing opportunity for fresh air and walks. The location also benefits from being close to Chineham Business Park and Chineham shopping centre offering a variety of shops and stores. There is also easy access via car to the A33 and M3 and plenty of public transport options across Basingstoke.

## Entrance Hall

Double glazed glass panel front door, storage cupboard, stairs to first floor, doors to:

## Cloakroom

Low level WC, pedestal wash hand basin, extractor fan, part tiled walls.

## Lounge

19' 4" (not into bay window) x 11' 4" ( 5.89m (not into bay window) x 3.45m )

Double glazed bay windows to front and side

aspects, full width fitted shelf with double cupboards under.

## Kitchen/ Diner

21' (max) x 16' 4" (max) ( 6.40m (max) x 4.98m (max) )

Roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with electric oven under and hood over, one and a half bowl stainless steel sink with drainer and mixer tap, concealed dishwasher, concealed upright fridge-freezer, double glazed windows to rear and side aspects, double glazed French doors to rear garden, door to:

## Utility Room

6' 6" x 6' 4" (not into recess) ( 1.98m x 1.93m (not into recess) )

Roll top work surfaces with cupboards and over, cupboard housing gas boiler, space for washing machine, space for tumble dryer, door to understairs storage cupboard, double glazed glass panel door leading to rear garden.

## Upstairs

## Landing

Double glazed window to side aspect, loft access, cupboard housing hot water tank, doors to:

## Bedroom One

11' 1" x 10' 6" (not into door recess) ( 3.38m



x 3.20m (not into door recess) )

Fitted wardrobes with mirrored sliding doors, double glazed windows to front and side aspects, door to:

## En Suite Shower Room

Fully tiled shower cubicle, low level WC, pedestal wash hand basin, double glazed frosted window to side aspect, extractor fan.

## Bedroom Two

11' 8" x 8' 6" ( 3.56m x 2.59m )

Double glazed window to front aspect.

## Bedroom Three

12' 2" x 10' 1" (not into door recess) ( 3.71m x 3.07m (not into door recess) )

Double glazed windows to front and side aspects.

## Bedroom Four

9' 9" x 6' 5" (not into door recess) ( 2.97m x 1.96m (not into door recess) )

Double glazed window to front aspect, storage cupboard.

## Bathroom

Panel enclosed bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, double glazed frosted window to rear aspect.

## Outside

## Rear Garden

Part patio and part lawn, fully enclosed and

non-overlooked, gate for side access.

## Parking

The property benefits from having driveway parking for two to three cars which leads to:

## Double Length Garage

19' 8" x 10' ( 5.99m x 3.05m )

With up and over door, power, and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01256 464566**  
**E [basingstoke@connells.co.uk](mailto:basingstoke@connells.co.uk)**

1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

**[view this property online](http://www.connells.co.uk/Property/BTK314305)** [connells.co.uk/Property/BTK314305](http://www.connells.co.uk/Property/BTK314305)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BTK314305 - 0008