



Connells

Hutchins Way  
Basingstoke



### Property Description

Situated within the highly sought-after Marnel Park development which was developed in the late 2000's-2010, this beautifully presented two bedroom home offers modern living in a quiet, family-friendly location. A modern, well-connected residential development offering a variety of contemporary homes with open-plan living, private gardens and parking. Ideally located for local amenities, schools and transport links, Marnel Park remains a popular choice for families and professionals alike.



## Area

Hutchins Way is conveniently located within easy reach of local schools, parks, and amenities, with excellent transport links via the A33 and M3. Basingstoke town centre and mainline railway station are just a short drive away, offering direct links to London Waterloo. Basingstoke's Festival Place shopping centre







To view this property please contact Connells on

**T 01256 464566**  
**E basingstoke@connells.co.uk**

1 Wote Street  
BASINGSTOKE RG21 7NE

EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BTK314790](https://www.connells.co.uk/Property/BTK314790)**



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.

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