



CLOSED ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this immaculately presented four bedroom detached home, situated on the edge of the sought-after Rooksdown area, near The Spinney woodland avenue.

This tastefully decorated family home offers well designed accommodation and is ideal for modern family living.

On entering the property, you are welcomed by a traditional entrance hallway that sets the tone for the spacious accommodation throughout. The heart of the home is the refitted kitchen with adjacent dining room which provides access to a conservatory. The spacious lounge is ideal for evenings with the family. In addition there is a downstairs W/C which is essential for families and a utility which completes the ground floor.

Upstairs, the property continues to impress with four very well-proportioned bedrooms. There is a practical family bathroom, and the main bedroom also boasts an ensuite shower room.

Externally, to the rear, the property provides a well-maintained enclosed garden, offering a safe and private space. To the front, the property provides ample driveway and access to an integral garage.

Further benefits include double glazing, gas radiator heating, side access to the rear garden.

Rooksdown is well located in Basingstoke, offering convenient access to the A339, B3400 and M3, making it ideal for commuters and families alike. The location is very convenient for the Basingstoke and North Hampshire Hospital which is a short walk away. Basingstoke town centre is also within easy reach and provides extensive shopping and leisure facilities, along with a mainline railway station offering direct services to London Waterloo.

Tenure: Freehold with no estate charge.


EPC Rating: C

Local Authority: Basingstoke & Deane Borough Council - Band E

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.

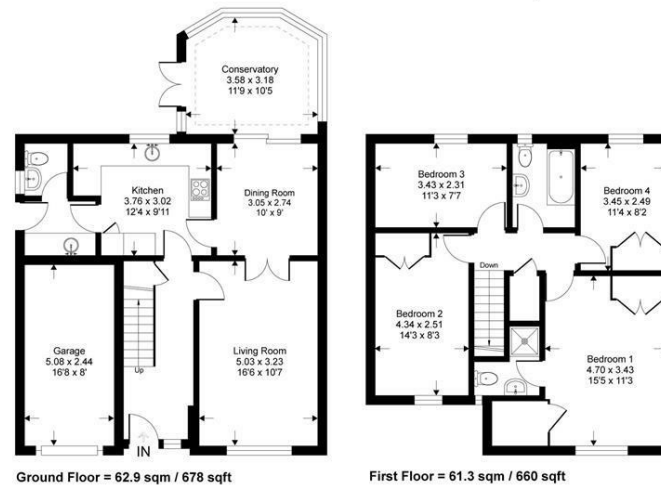




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Barron Place

Approximate Gross Internal Area = 124.3 sq m / 1338 sq ft
 Approximate Garage Internal Area = 11.9 sq m / 129 sq ft
 Approximate Total Internal Area = 136.2 sq m / 1467 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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