



Right Choice Estate Agents are proud to present to the market this impressive link-detached family residence, ideally situated within the highly sought-after area of Kempshott. The ground floor boasts a welcoming entrance hallway leading to a spacious living room, a well-appointed fitted kitchen/dining room, an additional reception room that could be an office or fourth bedroom, a bright and airy conservatory, and a convenient cloakroom. Upstairs, the property offers three generously proportioned bedrooms alongside a family bathroom. Further enhancing this attractive home are a private, sunny and well-maintained rear garden, a garage, and ample driveway parking.

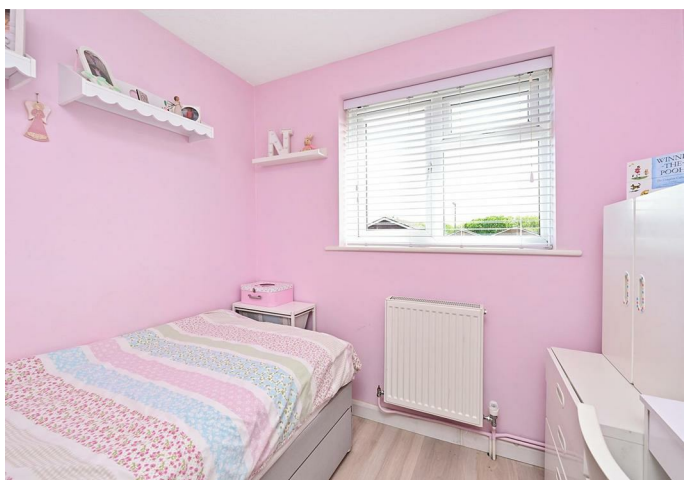
Location: Kempshott is a highly regarded residential area located on the south-western side of Basingstoke, popular with families and professionals alike. The area offers a peaceful suburban setting while remaining conveniently close to the town centre, with its wide range of shopping, dining, and leisure facilities. Well-served by reputable local schools, green open spaces, and nearby countryside, Kempshott strikes an ideal balance between town and country living. Excellent transport links, including easy access to major road networks and rail services from Basingstoke, make it a practical choice for commuters.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band D

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

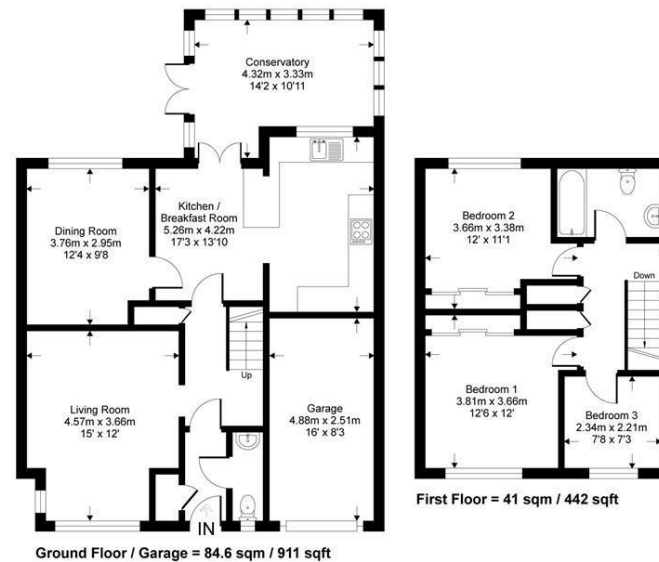




| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Lavender Road

Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft
 Approximate Garage Internal Area = 12.2 sq m / 132 sq ft
 Approximate Total Internal Area = 125.6 sq m / 1353 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.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100