



Majestic Road, Basingstoke, RG22 4XD

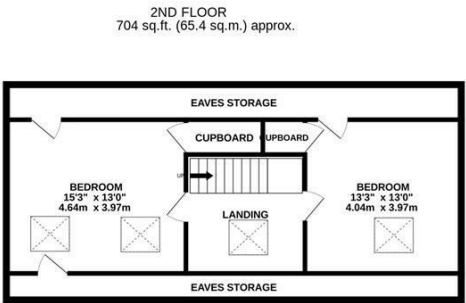
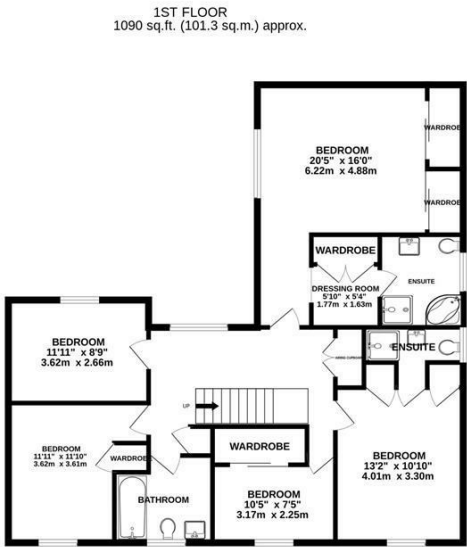
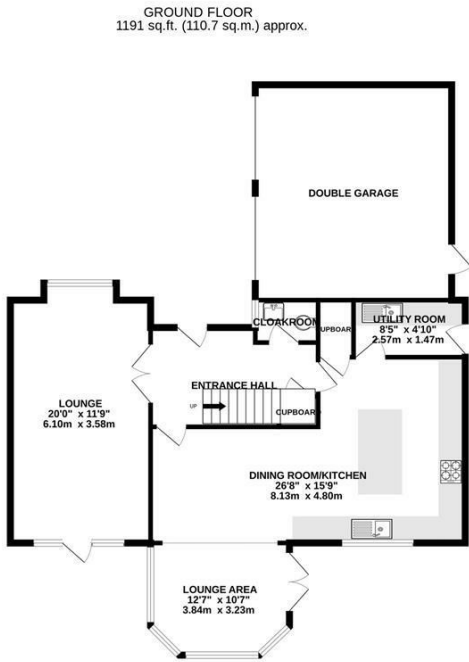
£725,000 - Freehold



Barons Estate Agents are delighted to offer to the market this extremely well presented family home. The accommodation is spread over 3 floors. On the 2nd floor there is a landing leading to 2 double bedrooms. The first floor enjoys a landing leading to the master bedroom with dressing room and 4 piece ensuite, bedroom 2 with ensuite shower, 3 further bedrooms and family bathroom. The ground floor benefits from an entrance hall, cloakroom, formal lounge, utility room, re fitted kitchen with island opens to the dining room which again opens to further lounge area. To the front of the property there is driveway parking and a double width garage. The rear garden enjoys a 2 patio areas, flower and shrub borders and a lawn retained by dwarf wall. The garden is fully enclosed and backs onto a wooded area offering a good deal of privacy. Viewing is unquestionably recommended.

Key Points and Features

- 7 Bedrooms
 - Re fitted Kitchen
 - Double Glazed
- 3 Bathrooms
 - Utility Room
 - Garden
- 3 Reception Areas
 - Cloakroom
 - Double Garage



TOTAL FLOOR AREA : 2986 sq.ft. (277.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Location

Majestic Road is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and Retail Park which includes Sainsbury Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer's Store. 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 along with many local golf courses.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band F

Viewing Arrangements

Viewings are to be arranged via the vendor's sole 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.