



**Wentworth Crescent, Basingstoke, Hampshire,  
RG22 4WX**

**Guide Price £485,000**

Loddon Properties are proud to present this beautifully presented three-bedroom detached home on Wentworth Crescent offers modern living with generous space, a private rear garden, driveway parking, and versatile outbuildings. The ground floor features a welcoming hallway leading to a bright reception room, a stylish modern kitchen with ample storage, and a convenient utility room with space for laundry appliances. A ground-floor WC adds practicality, while the spacious open-plan dining/living area provides an ideal space for entertaining, flowing seamlessly into the charming garden room with French doors opening onto the private garden. Upstairs comprises three well-proportioned bedrooms, including a generous main bedroom with built-in storage and an en suite shower room, a comfortable second double bedroom, a versatile third bedroom perfect for a nursery or home office, and a modern family bathroom. Outside, the private enclosed rear garden offers a peaceful retreat, complete with two outbuildings – a useful workshop and a delightful summer house, perfect for hobbies, storage, or relaxation. To the front, the property benefits from driveway parking, providing off-road space for multiple vehicles. Beggardwood enjoys a great family setting, living here you can enjoy great tree lined surroundings with woodland walks and become part of a vibrant local community. All local amenities are within walking distance, these include large Sainsburys super market, CO-OP convenience store, day nursery, doctors, dentist, Holly Blue bar & restaurant to name but a few. By road, the nearby M3 provides an excellent link to London and the South Coast. Basingstoke train station provides regular fast train services to many destinations including London Waterloo is less than an hour. Contact Loddon Properties today to arrange your viewing. EPC: C COUNCIL TAX: E TENURE: FREEHOLD





- THREE BEDROOM DETACHED HOME
- MODERN KITCHEN
- SPACIOUS GARDEN ROOM
- UTILITY ROOM
- CLOAKROOM
- ENSUITE
- SUMMER HOUSE AND WORKSHOP
- PRIVATE GARDEN
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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