



Birches Crest, Hatch Warren, Basingstoke, RG22 4RP

£350,000 - Freehold



Situated in the popular Hatch Warren area, this well-presented purpose-built end of terrace home has been converted from a three-bedroom property into a spacious two double bedroom home. The accommodation comprises a lounge, kitchen/dining room, conservatory, two double bedrooms and a family bathroom. Externally the property benefits from driveway parking for 3 cars and an enclosed rear garden. Conveniently located approximately 2 miles from Basingstoke mainline station and within easy reach of Junctions 6 and 7 of the M3. Well-regarded local schools are also nearby. An early viewing is highly recommended by the owners sole agent.

### Key Points and Features

- Purpose Built 3 Bedroom- Converted to 2 Bedrooms
- Lounge
- Kitchen/Dining Room
- Conservatory
- 2 Double Bedrooms
- Family Bathroom
- Driveway Parking
- Close to Amenities
- Sought After Location



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

### Location

Birches Crest is situated in the sought after Hatch Warren, on a small development which is on the west side of the town centre. Local schools are nearby which include St Marks, Busy Bee Nursery and colleges including BCOT and QMC. Local villages of Dummer and North Waltham are a relatively short drive away which offer country pubs and fantastic rural walks. Basingstoke town provides a wealth of amenities which include Festival Place shopping centre, eateries, bars, pubs and mainline train line to London. The M3 is also accessible from junction 7 giving good access to the South Coast and London.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band D

### Viewing Arrangements

Viewings are strictly by appointments only via Barons Estate 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.