



Birches Crest, Hatch Warren, Basingstoke, RG22 4RP

£345,000 - Freehold

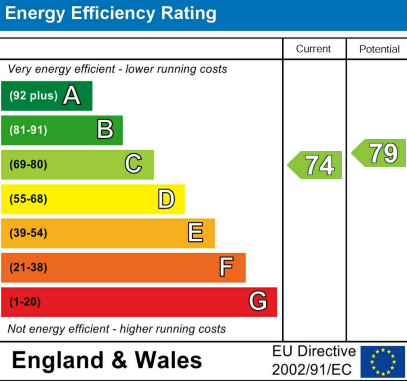
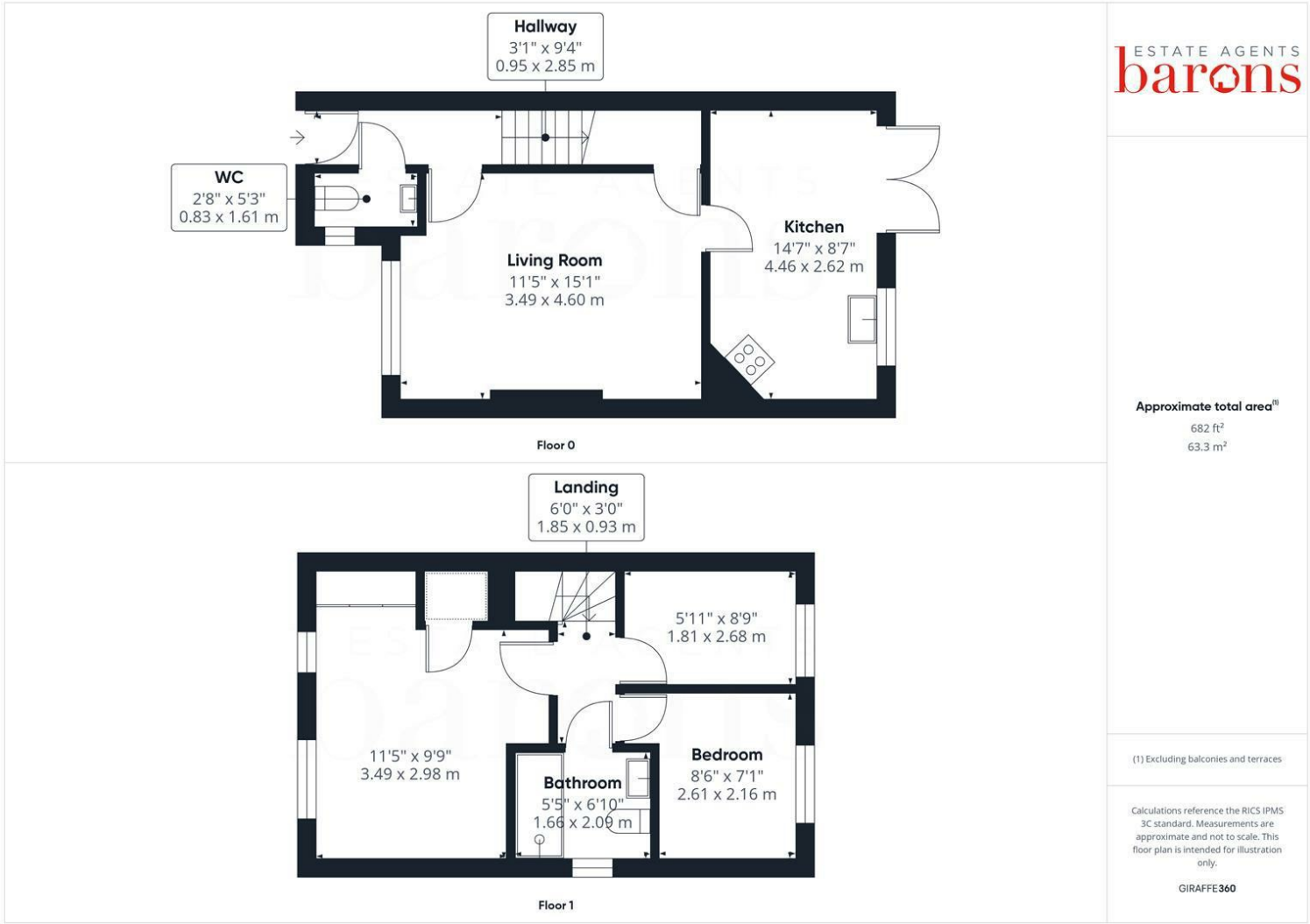




Barons Estate Agents are pleased to bring to the market this semi detached family home. The accommodation to the ground floor enjoys an entrance hall with stairs to the first floor, cloakroom, lounge and kitchen dining room. The first floor benefits from 3 bedrooms and a shower room. Outside to the front there is parking for 2 cars and a further allocated parking space. There is side access to the rear garden which is fully enclosed with a patio, shrub beds and laid to lawn. With No Onward Chain this property must be viewed.

### Key Points and Features

- 3 Bedrooms
- Cloakroom
- Double Glazed
- Shower Room
- Lounge
- Garden
- Entrance Hall
- Kitchen/Dining Room
- Parking For 3 Cars



### Location

Birches Crest is situated 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.