

RAY ELDRIDGE
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12 Crondall Terrace, Basingstoke, RG24 9GA
Rooksdown



Nestled away, yet at the heart of Rooksdown, this is a home where the setting is every bit as appealing as the house itself.

Arranged over three floors, the property offers a particularly flexible layout. The ground floor is practical and versatile, with a garage providing both internal and external access, a utility room, downstairs WC and an additional room that could work equally well as a fourth bedroom or home office.

Upstairs, the first floor centres around a modern open-plan kitchen and living space, a bright, sociable area that works just as well for everyday life as it does for entertaining.

The top floor provides three bedrooms, including a principal bedroom with its own en-suite, alongside the main family bathroom.

Outside, the property benefits from a private rear garden and driveway parking, completing a home that offers plenty of flexibility while retaining a strong sense of practicality and convenience.

Rooksdown offers an appealing balance of convenience and open space. The area has its own local amenities, schools and green spaces, including Rooksdown Park, while Basingstoke town centre is easily accessible for a wider choice of shops, restaurants and leisure facilities.

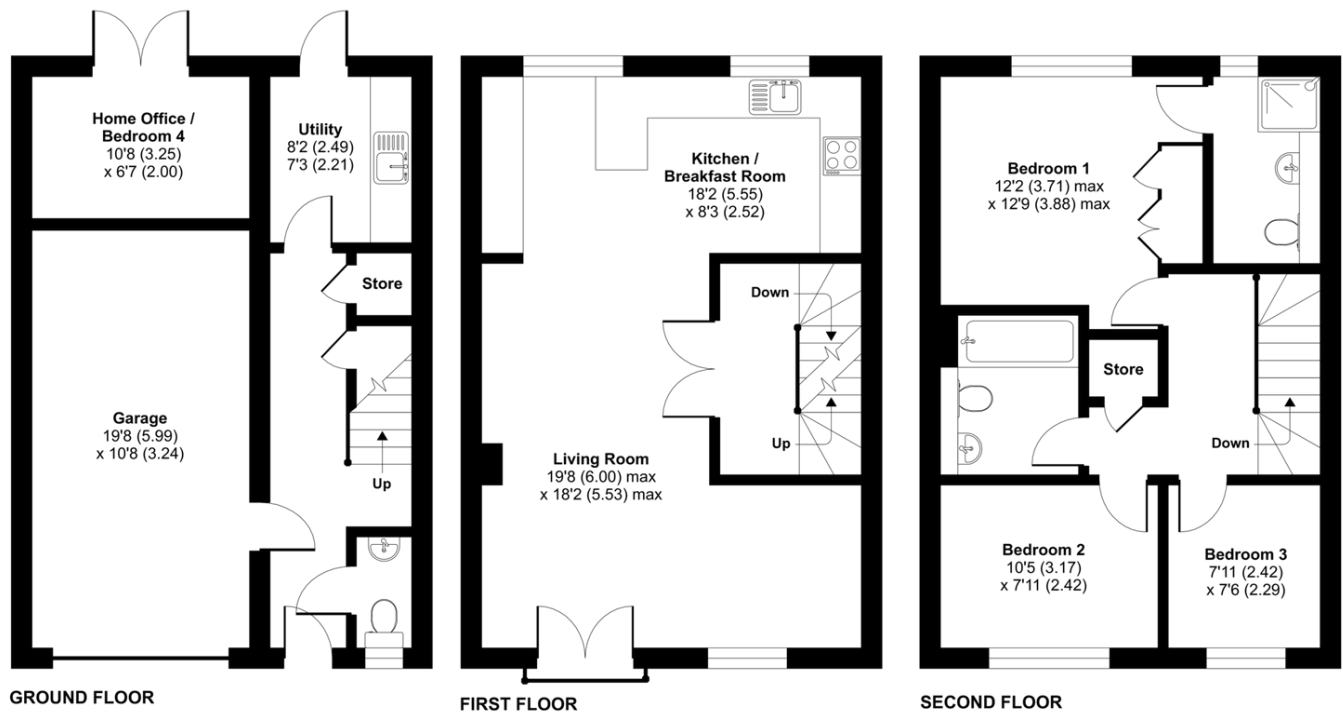
For commuters, the A339 and M3 are within easy reach, with Basingstoke's mainline station providing rail connections towards London, Reading and Winchester. North Hampshire Hospital is also close by, making Rooksdown a particularly practical location for both families and professionals.





Crondall Terrace, Basingstoke, RG24

Approximate Area = 1275 sq ft / 118.4 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1482 sq ft / 137.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for eXp Agent. REF: 1522823

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	79	
(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	