



£ 675000

4 Bed House - Detached, Moorhams Avenue, Hatch Warren, Basingstoke

Barons Estate Agents are proud to offer this extended family home located in a cul de sac. The ground floor benefits from an entrance lobby, entrance hall, lounge, dining room, family room, kitchen breakfast room, utility room, cloakroom. The first floor benefits from a master bedroom and en suite bathroom, 3 further bedrooms and a family bathroom. Outside there is a driveway with ample parking and double width garage which is currently being used by the vendor as storage and gym, however, can be returned to a garage if required. There is side access to the rear garden which has been landscaped to offer a patio with pergola , a lawned area, flower beds, and delightful sunken patio. Viewing is strongly recommended for this spacious family home.

## Location

Moorhams Avenue is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. 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. Local bus services run regularly, M3 access is close by and mainline railway to London Waterloo is but a short drive.

## Tenure

Freehold

## Council Tax

Tax Band F

## 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.

## 🏠 KEY POINTS & FEATURES

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🏠 4 Bedrooms

🏠 3 Reception Rooms

🏠 Double Glazed

🏠 2 Bathrooms

🏠 Kitchen Breakfast Room

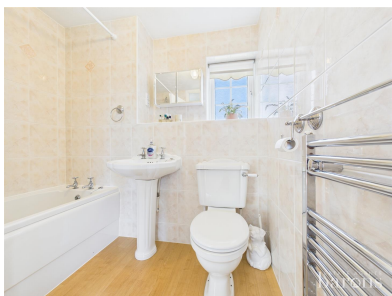
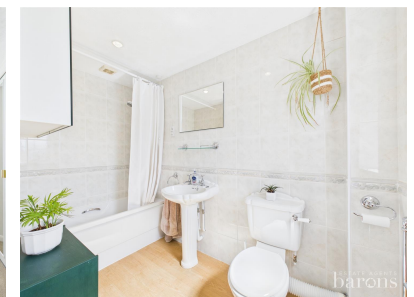
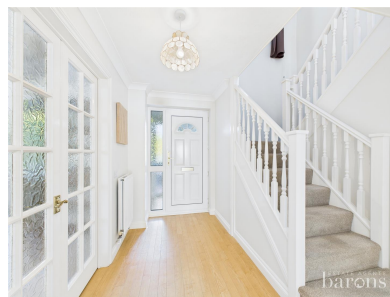
🏠 Garden

🏠 Cloakroom

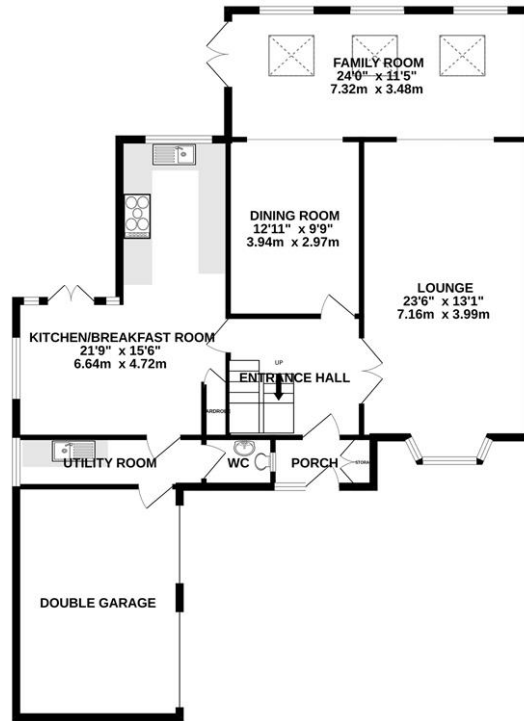
🏠 Radiator Heating

🏠 Double Garage

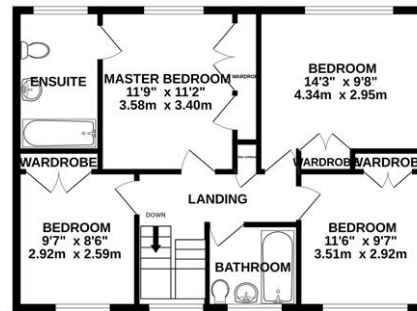




GROUND FLOOR



1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(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	