



**£ 530000**

**4 Bed House - Detached, The Cornfields, Hatch Warren, Basingstoke**

Barons Estate Agents are delighted to present this recently refurbished four bedroom detached family home, situated in a cul de sac location in Hatch Warren. The property is presented to the market in immaculate condition in our opinion, and has NO ONWARD CHAIN. Internally on the ground floor, there's an entrance hallway, lounge, dining room, conservatory, kitchen, access to the integral garage, utility room and cloakroom. Upstairs there's four bedrooms, a family bathroom and ensuite. Externally, the property boasts driveway parking to the front, and an enclosed rear garden with a shed to the rear. Additional benefits include gas central heating and double glazing. An early viewing would be strongly advised by the vendor's sole agent.

## Location

The Cornfields 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. Within a short drive there is mainline railway to the south and fast link to London Waterloo in 45 minutes, there is also access to M3, A34 and A33 to Reading and M4.

## Tenure

Freehold

## Council Tax

Band E

## 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.

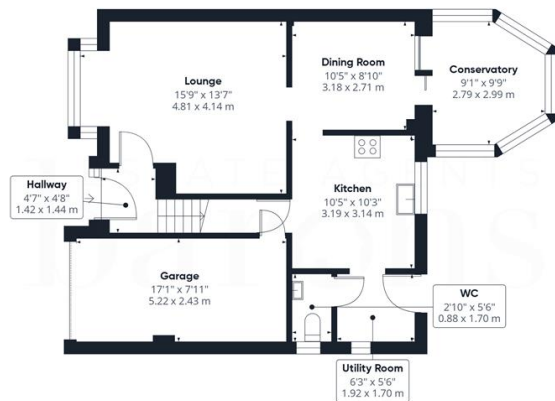
## 🏠 KEY POINTS & FEATURES

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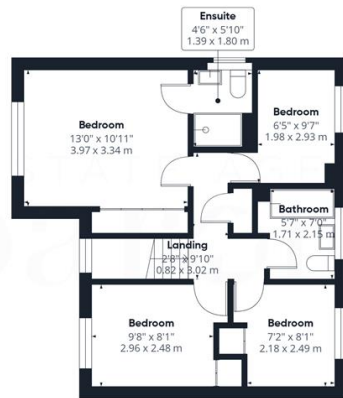
- |   |                        |                                      |
|---|------------------------|--------------------------------------|
| 🏠 Recently Refurbished Detached Family Home | 🏠 Four Bedrooms        | 🏠 Two Reception Rooms & Conservatory |
| 🏠 Family Bathroom & Ensuite                 | 🏠 Modern Kitchen       | 🏠 Utility & Cloakroom                |
| 🏠 Driveway Parking & Garage                 | 🏠 Enclosed Rear Garden | 🏠 NO ONWARD CHAIN                    |







Floor 0



Floor 1

ESTATE AGENTS  
**barons**

Approximate total area<sup>®</sup>  
1197 ft<sup>2</sup>  
111.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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>		<b>79</b>
(55-68) <b>D</b>	<b>63</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	