£ 560000

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

Barons Estate Agents are delighted to present this extended four bedroom detached property, situated in Hatch Warren. The ground floor accommodation comprises of an entrance hall, cloakroom, an open plan lounge/kitchen/dining room with a recently refitted kitchen, conservatory with a tiled roof, utility room and access to the integral garage. Upstairs has been extended over the garage, and offers four bedrooms, two ensuites and a modern family bathroom. Externally, the property boasts ample driveway parking to the front, and an enclosed rear garden with a sunny aspect. Additional benefits include gas central heating, double glazing throughout and NO ONWARD CHAIN. An early viewing of this ideal family home 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

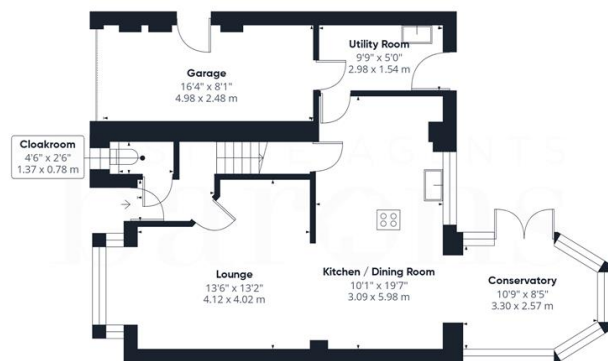## Council Tax

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.

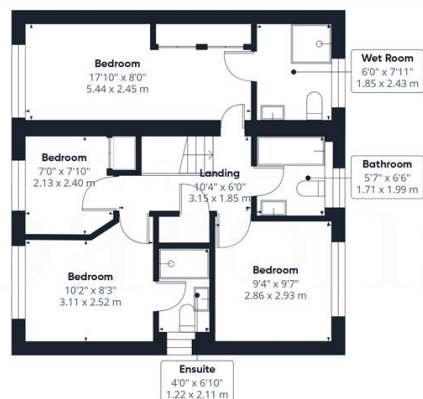## KEY POINTS & FEATURES

- Extended Family Home
- Four Bedrooms
- Three Bathrooms
- Open Plan Lounge/Kitchen/Dining Room
- Conservatory With Tiled Roof
- Cloakroom & Utility Room
- Integral Garage & Driveway Parking
- Enclosed Rear Garden
- NO ONWARD CHAIN

Floor 0

Garage
16'4" x 8'1"
4.98 x 2.48 m

Utility Room
9'9" x 5'0"
2.98 x 1.54 m

Cloakroom
4'6" x 2'6"
1.37 x 0.78 m

Lounge
13'6" x 13'2"
4.12 x 4.02 m

Kitchen / Dining Room
10'1" x 19'7"
3.09 x 5.98 m

Conservatory
10'9" x 8'5"
3.30 x 2.57 m

Approximate total area[1]
1270 ft²
118 m²

Floor 1

Bedroom
17'10" x 8'0"
5.44 x 2.45 m

Wet Room
6'0" x 7'11"
1.85 x 2.43 m

Bedroom
7'0" x 7'10"
2.13 x 2.40 m

Landing
10'4" x 6'0"
3.15 x 1.85 m

Bathroom
5'7" x 6'6"
1.71 x 1.99 m

Bedroom
10'2" x 8'3"
3.11 x 2.52 m

Bedroom
9'4" x 9'7"
2.86 x 2.93 m

Ensuite
4'0" x 6'10"
1.22 x 2.11 m

(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) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC