



£ 459950

4 Bed House - Detached, Wykeham Drive, Basingstoke

Barons Estate Agents are delighted to present this spacious four bedroom detached property, situated in the desirable location of Worting. Internally on the ground floor, the property features an entrance hallway, kitchen, dining room, cloakroom and a lounge. Upstairs there are four bedrooms and a modern family bathroom. Externally, the property boasts driveway parking, a garage, and an enclosed rear garden with a summer house. Additional benefits include heating, double glazing throughout and NO ONWARD CHAIN. An early viewing would be strongly advised.

## Location

Wykeham Drive is situated on the western side of Basingstoke, situated within 1 mile of Basingstoke Leisure Park and Weybrook Park Golf Club. With accessibility to the ring road via Roman Road, giving access to Newbury, Reading and of course Basingstoke to name a few. Basingstoke itself benefits from Festival Place shopping Centre, retail parks and mainline railway station giving access to London Waterloo in 45 minutes.

## 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.

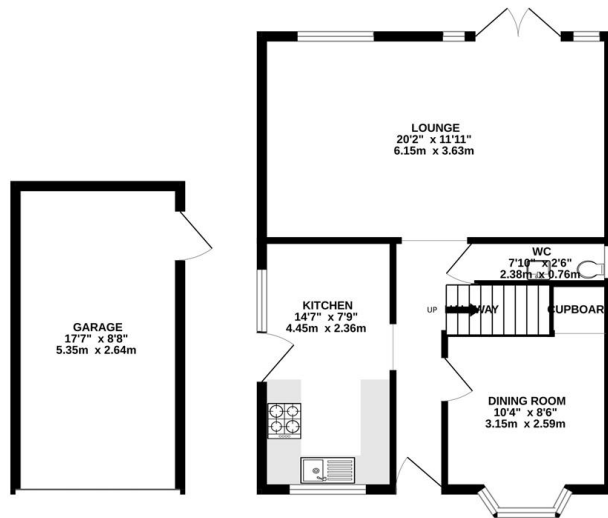
## 🏡 KEY POINTS & FEATURES

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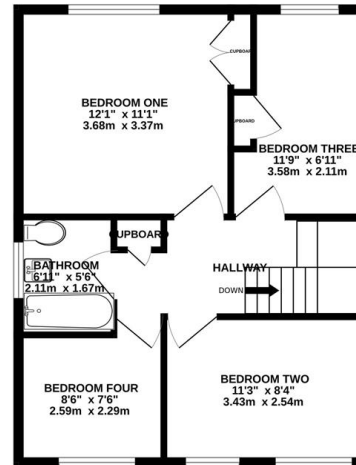
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|------------------------|-----------------------------|--------------------------------------|
| 🏡 Detached Family Home | 🏡 Four Bedrooms             | 🏡 Modern Family Bathroom & Cloakroom |
| 🏡 Kitchen              | 🏡 Lounge                    | 🏡 Dining Room                        |
| 🏡 Enclosed Rear Garden | 🏡 Garage & Driveway Parking | 🏡 NO ONWARD CHAIN                    |



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>		
(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		
	72	84
England & Wales	EU Directive 2002/91/EC	