



£ 345000

3 Bed House - Semi-Detached, Mathias Walk, Brighton Hill, Basingstoke

Barons Estate Agents are pleased to offer this well presented three bedroom semi-detached home, ideally located in a quiet cul-de-sac. The ground floor features a welcoming porch, a generous lounge, and a modern refitted kitchen/dining room with direct access to the rear garden. Upstairs comprises three bedrooms and a contemporary family bathroom. Externally, the property benefits from driveway parking for two vehicles, a garage with power, lighting and mezzanine floor, and a brick-built extension to the rear of the garage—perfect for use as a shed or workshop, also equipped with light and power. The enclosed rear garden enjoys a sunny aspect, and features both lawn and patio. Additional features include gas central heating and double glazing throughout. An early viewing is highly recommended through the vendor's sole agent.

Location

Mathias Walk is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with direct link to London Waterloo. Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment.

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band C

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

- | | | |
|---------------------------------|----------------------------|-----------------------|
| 🏠 Semi Detached Family Home | 🏠 Three Bedrooms | 🏠 Spacious Lounge |
| 🏠 Modern Kitchen/Dining Room | 🏠 Refitted Family Bathroom | 🏠 Porch |
| 🏠 Garage & Brick Shed Extension | 🏠 Driveway Parking | 🏠 Cul De Sac Location |





Floor 0



Floor 1

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Approximate total area⁽¹⁾

877 ft²
81.5 m²

Reduced headroom

12 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 5 ft/1.5 m

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

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