



**£ 575000**

**4 Bed House - Detached, Majestic Road, Basingstoke**

Barons Estate Agents are delighted to present this beautifully presented four bedroom detached family home, situated in Hatch Warren. The property is presented to the market in immaculate condition in our opinion. Internally on the ground floor, there's an entrance hallway, duel aspect lounge, refitted kitchen/dining room, WC, utility room as well as access to the garage. Upstairs there's four bedrooms, a family bathroom and a modern ensuite. Externally, the property boasts driveway parking to the front, and an enclosed rear garden. Additional benefits include gas central heating and double glazing. An early viewing would be strongly advised by the vendor's sole agent.

## Location

Majestic Road 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

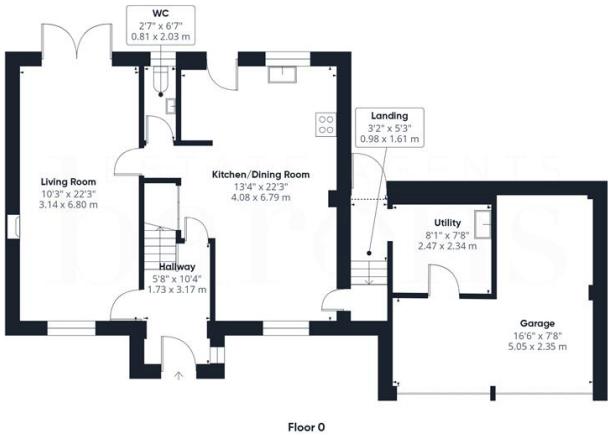
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

### ◆ KEY POINTS & FEATURES

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- ◆ Detached
- ◆ 4 Bedrooms
- ◆ Lounge
- ◆ Kitchen/Dining Room
- ◆ Utility
- ◆ Family Bathroom, En Suite & WC
- ◆ Private Enclosed Rear Garden
- ◆ Garage & Driveway Parking





Approximate total area<sup>(1)</sup>

1484 ft<sup>2</sup>  
138 m<sup>2</sup>

Reduced headroom  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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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