



Highwood Ridge, Hatch Warren, Basingstoke, RG22 4UU

£615,000 Offers over - Freehold



Barons Estate Agents are delighted to offer to the market this beautifully presented, 5 bedroom detached family home. The ground floor offers an entrance hall, lounge, an open plan kitchen dining room, conservatory, a refitted WC, and utility. The accommodation to the first floor comprises of master bedroom with refitted en suite, three further bedrooms and refitted family bathroom. The second floor offers a large bedroom with en suite. To the front of the property there is driveway parking for a number of cars and double garage. Further benefits include front and rear garden, gas central heating and double glazing. An early viewing is highly recommended by the owners sole agent.

### Key Points and Features

- NO ONWARD CHAIN
- Kitchen/Dining Room
- WC, Family Bathroom & 2 En Suite's
- 5 Bedrooms
- Lounge/Dining Room
- Double Garage
- Detached
- Conservatory
- Sought After Location



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Location

Highwood Ridge 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.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band F

### Viewing Arrangements

Strictly by appointment through Barons Estate Agents.

### 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.