



Loggon Road, Harrow Way, Basingstoke, RG21 3PB

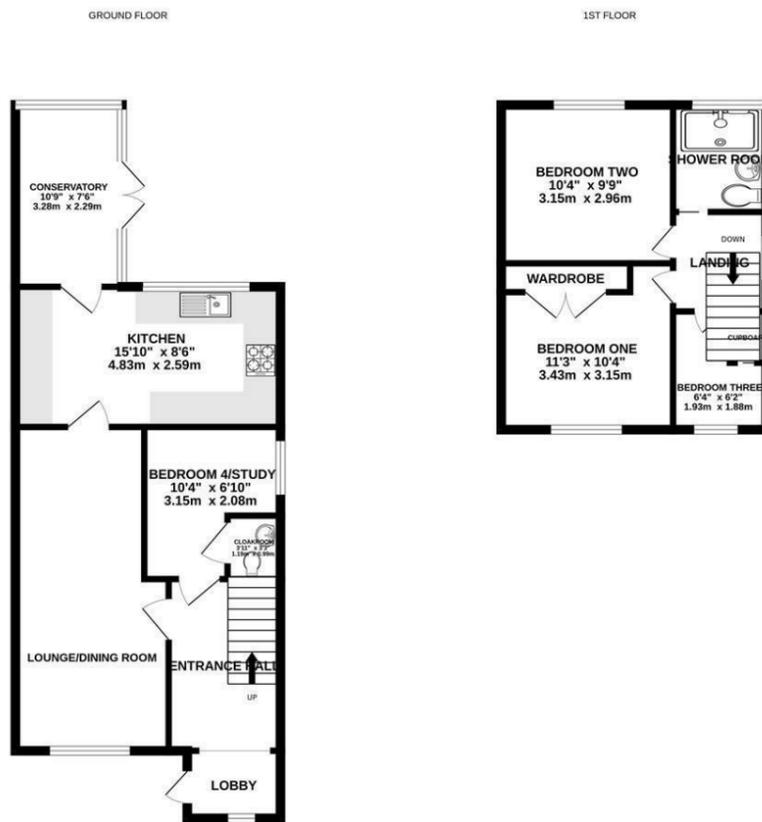
£450,000 - Freehold



Barons Estate Agents are pleased to bring to the market this versatile extended semi detached family home. The accommodation to the first floor offers 3 bedrooms and re fitted shower room. The ground floor benefits from an entrance lobby opening to the hall, bedroom 4/study, cloakroom, lounge/dining room, fabulous fitted kitchen and conservatory. To the front of the property there is off road parking for 2 cars and access to the rear garden. The rear garden is of a good size and benefits from a 10 x 8 shed, being paved with seating areas and hidden areas surrounded by well stocked and mature planting. Viewing is unquestionably recommended for this fine property. No Onward Chain.

### Key Points and Features

- 3/4 Bedrooms
- Bedroom 4 / Study
- Modern Kitchen
- Re Fitted Shower Room
- Cloakroom
- Conservatory
- NO ONWARD CHAIN
- Lounge / Dining Room
- Landscaped Garden



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix C2025



| 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>                            | 74                      | 80        |
| (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

The property is positioned in Loggon Road within The Harrow Way. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the South. There are well regarded schools and colleges within the area which include BCOT and QMC.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band D

### 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.