



Sheppard Road, Cranbourne, Basingstoke, RG21 3JL

£435,000 - Freehold



Barons Estate Agents are delighted to present to the market, this EXTENDED, semi detached family home situated in Harrow Way. The ground floor accommodation comprises; a porch, entrance hall, a 21ft lounge, separate dining room, kitchen, utility and WC. The first floor offers, 4 well proportioned bedrooms, en suite and family bathroom. Further benefits include: Driveway parking for a number of cars, garage and private enclosed rear garden. Early viewings are recommended by the owners sole agent.

### Key Points and Features

- Semi Detached
- Dining Room
- Driveway Parking & Garage
- 4 Bedrooms
- Kitchen
- Sought After Location
- 21 ft Living Room
- Family Bathroom, En Suite and WC
- Close to Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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 on Sheppard 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 with 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.