



Chatsworth Green, Hatch Warren, Basingstoke, RG22 4QA

£475,000 Asking price - Freehold



Barons Estate Agents are delighted to offer this well-presented three-bedroom detached home, ideally located in the highly sought-after area of Hatch Warren. The ground floor features a welcoming entrance hallway, a spacious lounge, a kitchen, a separate dining room, and a WC. Upstairs, the property offers three double bedrooms, including a master bedroom with en-suite, alongside a family bathroom. Externally, the home benefits from an enclosed rear garden, a front garden, and driveway parking. Further advantages include a garage, double glazing, and gas central heating. An early viewing is highly recommended by the owners sole agent.

### Key Points and Features

- Detached Family Home
- Kitchen
- Garage
- Three Bedrooms
- Dining Room
- Enclosed Rear Garden
- Spacious Lounge
- WC
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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

Chatsworth Green 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

### 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.