



Damson Drive

Hartley Wintney Hampshire RG27 8WR

Description

Having been part of the show home complex at St Mary's Park, this large two-bedroom house has a lovely position overlooking a landscaped open space and is available for a quick occupation.

The kitchen has beech effect 'high gloss' cupboards and a range of integrated appliances including a gas hob with hood, refrigerator, freezer, dishwasher and a washer/drier. The living room has open access to a conservatory styled dining room at the back of the house. Completing the ground floor is a cloakroom and storage cupboard.

Upstairs there are two double bedrooms, one with an en-suite bathroom and the other with an en-suite shower room. Both have built-in wardrobes.

Externally, there is a landscaped garden to the rear and there is allocated parking.



Winkworth

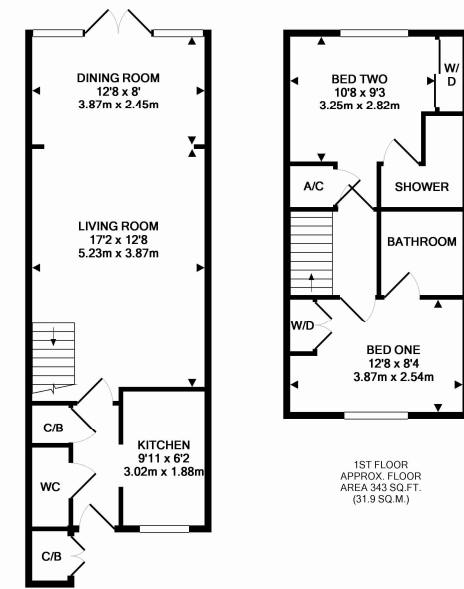
Accommodation

- Hallway
- Cloakroom
- Kitchen
- Living room
- Dining room
- Two bedrooms
- Two en-suites
- Garden
- Parking

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

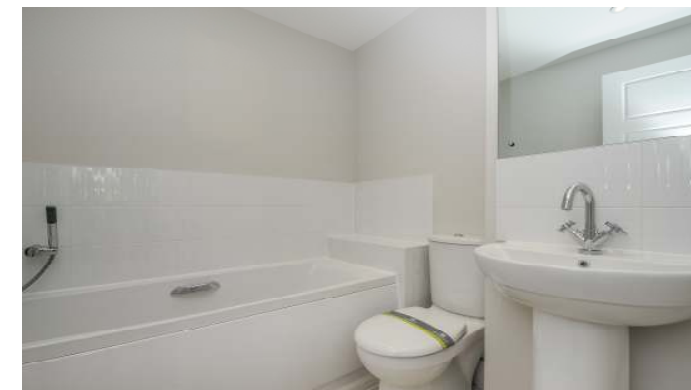


GROUND FLOOR
APPROX. FLOOR AREA 457 SQ.FT. (42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 801 SQ.FT. (74.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2015



Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE
01256 811730 | basingstoke@winkworth.co.uk
winkworth.co.uk/Basingstoke



See things differently.