



Primrose Gardens

Hatch Warren Basingstoke RG22 4UZ

Description

A decent size four bedroom detached house situated in a popular and established residential area. The property is offered for rent unfurnished.

The ground floor has a central hallway – off to the right is the living room and this has a feature fireplace and a door into the dining room at the rear. This has French doors out to the back garden.

The kitchen is fitted with white units and has a built-in oven and hob with additional free standing appliances.

Completing the ground floor is the downstairs toilet.

Heading upstairs there are four bedrooms – two doubles and two singles. Both the en-suite and the family bathroom have smart contemporary suites.

Externally, there is an integral garage with driveway parking. There is an enclosed garden to the rear with a lawn and a large paved terrace.



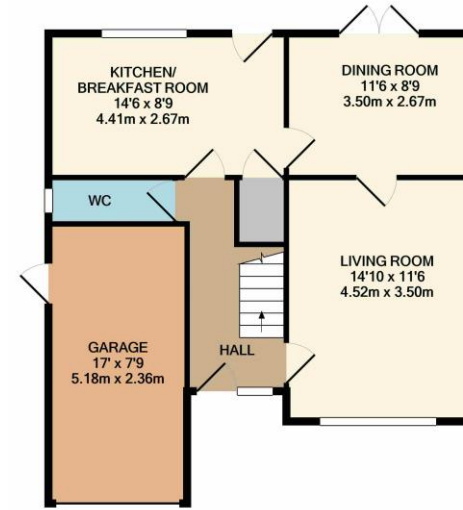
Winkworth

Accommodation

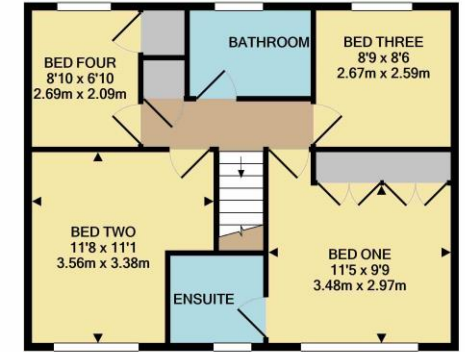
- Hallway
- Cloakroom
- Living room
- Dining room
- Kitchen/breakfast room
- Four bedrooms
- En-suite shower room
- Family bathroom
- Garage
- Driveway
- Unfurnished

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		
(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	



GROUND FLOOR
APPROX. FLOOR
AREA 643 SQ.FT.
(59.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1180 SQ.FT. (109.7 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
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