

Selbon
Simply Different

Appian Way, Chineham, Basingstoke,
Hampshire, RG24 8BH

Guide price £450,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Spacious and Flexible Accommodation
- Built in 2020
- Allocated Parking
- Accommodation Over Three Floors
- Living/Dining Room
- Sought After Location
- Enclosed Rear Garden
- Three Bathrooms
- Finished to a High Standard
- Estate Charge of £184.57p P/A

Selbon Estate Agents are delighted to offer to the market this four-bedroom town house which is situated on the sought-after Aurum Green Development in Chineham. Benefits to this property include three bathrooms, a living/dining room, allocated parking with a carport and spacious accommodation throughout.

Accommodation comprises of a spacious entrance hall which leads to the light and airy living/dining room which overlooks and gives access to the rear garden. At the front of the property the kitchen has been finished to a high standard and offers plenty of storage along with modern appliances and worktop surfaces. The ground floor accommodation is finished with the downstairs W.C.

On the first floor the property offers two generous bedrooms with both rooms benefiting from built-in wardrobes. Both rooms also benefit from having en-suites.

The second-floor accommodation offers two bedrooms and the family bathroom which offers a sink, toilet and a separate shower.

Outside the enclosed rear garden is predominantly laid with artificial grass and at the rear of the property a patio area can be found which is ideal for alfresco dining. The garden has rear access to the carport and at the front of the property it opens into a lovely gated communal open area.

Situated in North Hampshire, close to Chineham, the house is a short walk away is a general store, post office, village hall, a number of pubs and golf courses. Basingstoke and the Town Centre can be easily reached for further shops and department stores, bars and restaurants, theatres, sports centres, two cinemas, museums, an ice rink and ten pin bowling. Road and rail communications are excellent with M3 motorway access at junctions 6 and 7 and a mainline railway station with commuter service to London (Waterloo).

Please note we have been advised by the owners that the estate has an annual charge of £184.57p P/A.























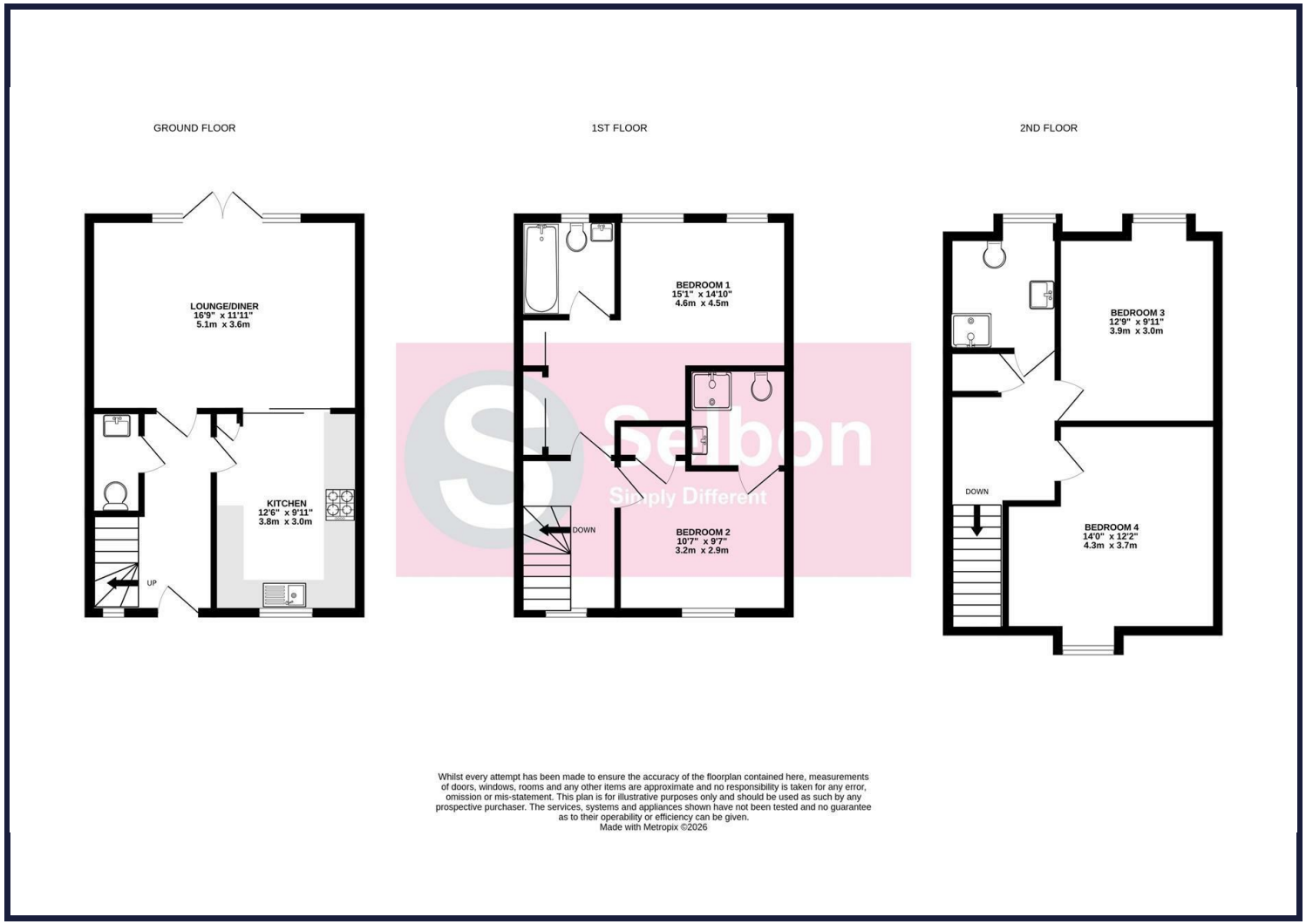








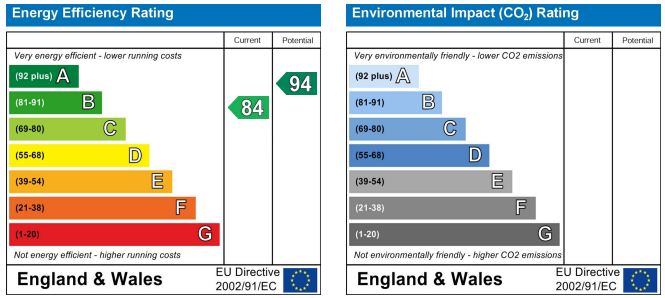
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: E

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