



Paxton Close, Hatch Warren, Basingstoke, RG22 4UP
Guide Price £475,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this detached home set in a small close on the popular Hatch Warren development, close to local amenities and services. The well presented accommodation includes cloakroom, 26' lounge/dining room, kitchen & utility room with four bedrooms and a family bathroom on the first floor. Further benefits include 18' garage, ample parking and an enclosed rear gardens.

ENTRANCE HALL:

Laminate flooring, radiator, stairs to first floor, under stairs cupboard.

CLOAKROOM:

White suite comprising low level w.c., wash hand basin, radiator, vanity unit.

LOUNGE/DINING ROOM:

26'2" max x 10'11" max (7.98m max x 3.33m max)

Double aspect, wall mounted electric fire, radiator, wall mounted heating thermostat, laminate flooring, double glazed French doors to rear garden.

KITCHEN:

9'5" x 7'11" (2.87m x 2.41m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, dishwasher, square arch to -

UTILITY ROOM:

8'8" x 5'1" (2.64m x 1.55m)

Rear aspect, double glazed door to rear, roll edged work surfaces, cupboards and appliance space, inset single drainer sink unit with mixer tap, wall mounted boiler, radiator, door to garage.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

17'10" max x 8'6" max (5.44m max x 2.59m max)

Rear aspect, double glazed window, skylight window, radiator, eaves storage cupboard.

BEDROOM TWO:

11'4" max x 11'2" max (3.45m max x 3.40m max)

Front aspect, double glazed window, wardrobe, radiator.

BEDROOM THREE:

11'3" max x 10' max (3.43m max x 3.05m max)

Rear aspect, double glazed window, wardrobe, radiator.

BEDROOM FOUR:

8'3" max x 7'9" max (2.51m max x 2.36m max)

Front aspect, double glazed window, radiator, storage cupboard.

BATHROOM:

6'11" x 5'5" (2.11m x 1.65m)

White suite comprising panel enclosed bath with mixer tap, shower over, wash hand basin, low level w.c., radiator, tiled surrounds, double glazed window.

GARAGE:

18'4" max x 9'2" max (5.59m max x 2.79m max)

Up and over door, light and power, storage cupboard, glazed door to utility room.

GARDENS:

To the front of the property is a block paved hard standing, tarmac driveway to garage, hedge borders, side gate access. The garden to the rear enjoys a good level of privacy, patio and raised decking leading to lawned garden, shrub borders.

COUNCIL TAX:

Band E

MONEY LAUNDERING REGULATIONS:

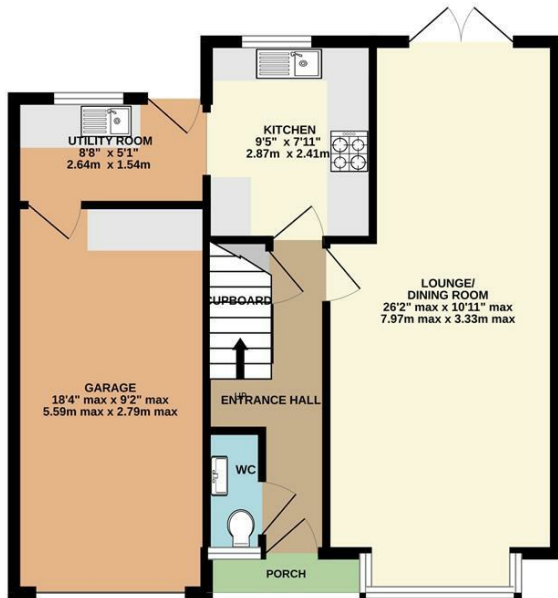
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

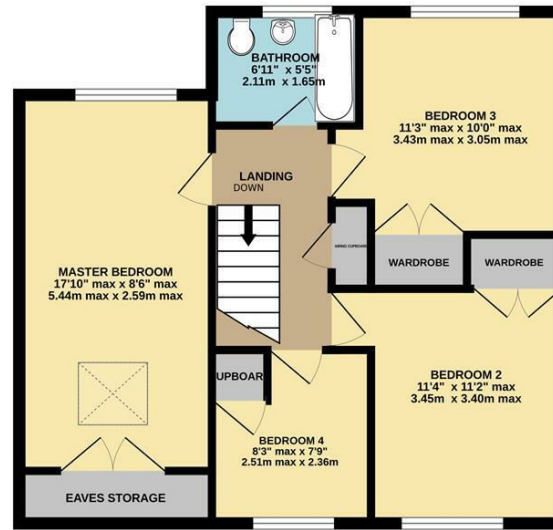
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1220 sq.ft. (113.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating | | Current | Minimum |
|---------------------------------------------|---|---------|---------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 41-48 | F | | |
| 35-39 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Minimum |
|-----------------------------------------------------------------|---|---------|---------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 41-48 | F | | |
| 35-39 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

