



## 15 Beech Way

Basingstoke, Basingstoke

\*COLLINS RESIDENTIAL\* Presents this extended four bedroomed semi detached home, with kitchen dining room, lounge, family area, workshop/study, store room, cloakroom, ensuite to master, large rear garden and ample private driveway parking. Viewing highly recommended. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SEMI DETACHED
- EXTENDED
- FOUR BEDROOMS
- LUXURY KITCHEN DINING ROOM
- FAMILY AREA
- WORKSHOP/STUDY
- ENSUITE
- FAMILY BATHROOM
- LARGE REAR GARDEN





**LOUNGE**

16' 7" x 11' 9" (5.06m x 3.58m)

**KITCHEN DINING ROOM**

23' 5" x 23' 0" (7.14m x 7.01m)

**FAMILY AREA**

15' 5" x 9' 7" (4.70m x 2.92m)

**CLOAKROOM**

**STUDY/WORKSHOP**

14' 5" x 9' 6" (4.39m x 2.90m)

**BEDROOM 1**

14' 4" x 13' 8" (4.37m x 4.17m)

**ENSUITE**

**BEDROOM 2**

13' 0" x 11' 8" (3.96m x 3.56m)

**BEDROOM 3**

11' 9" x 10' 3" (3.58m x 3.12m)

**BEDROOM 4**

11' 4" x 10' 4" (3.45m x 3.15m)

**FAMILY BATHROOM**

**STORE ROOM**





#### **LOUNGE**

16' 7" x 11' 9" (5.06m x 3.58m)

#### **KITCHEN DINING ROOM**

23' 5" x 23' 0" (7.14m x 7.01m)

#### **FAMILY AREA**

15' 5" x 9' 7" (4.70m x 2.92m)

#### **CLOAKROOM**

#### **STUDY/WORKSHOP**

14' 5" x 9' 6" (4.39m x 2.90m)

#### **BEDROOM 1**

14' 4" x 13' 8" (4.37m x 4.17m)

#### **ENSUITE**

#### **BEDROOM 2**

13' 0" x 11' 8" (3.96m x 3.56m)

#### **BEDROOM 3**

11' 9" x 10' 3" (3.58m x 3.12m)

#### **BEDROOM 4**

11' 4" x 10' 4" (3.45m x 3.15m)

#### **FAMILY BATHROOM**

#### **STORE ROOM**





**REAR GARDEN**

LARGE GARDEN WITH LAWN AND PATIO AREA

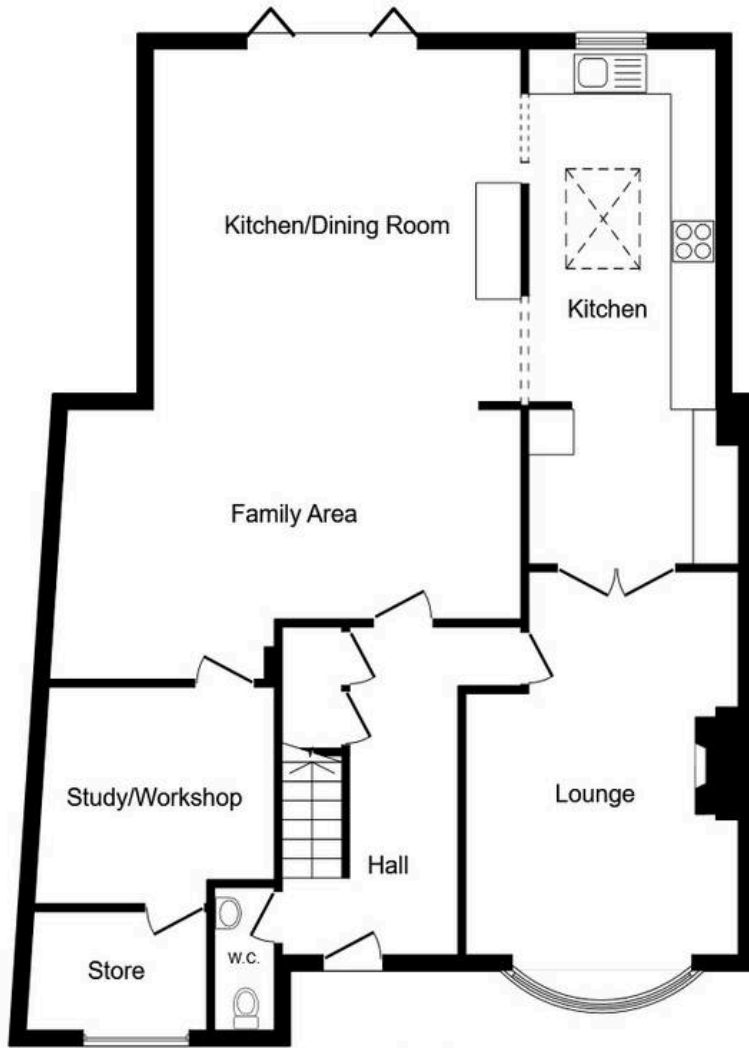




## Collins Residential

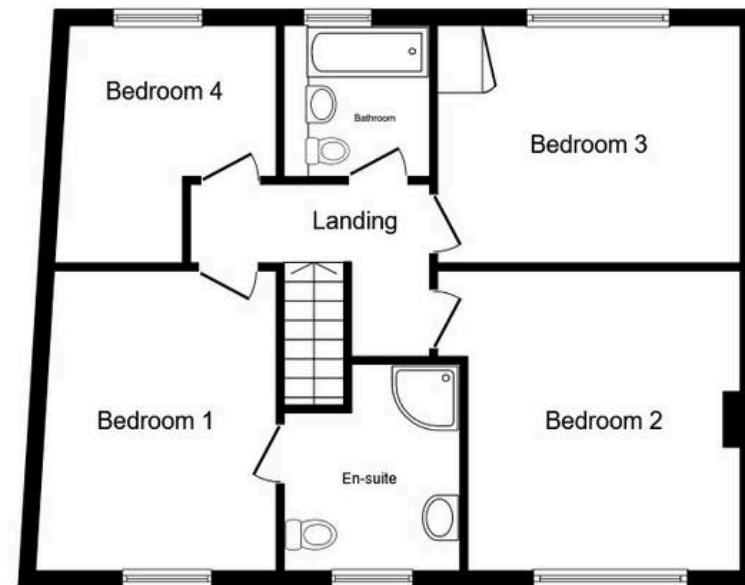
12 New Street, Basingstoke - RG21 7DE

01256 224 597 • Basingstoke@collins-residential.co.uk • [www.collins-residential.co.uk/](http://www.collins-residential.co.uk/)



### Ground Floor

Floor area 107.1 sq.m. (1,152 sq.ft.)



### First Floor

Floor area 66.6 sq.m. (717 sq.ft.)

**Total floor area: 173.6 sq.m. (1,869 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)