



Windermere Avenue Kempshott Basingstoke RG22 5JQ

Winkworth



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Accommodation

Hall
Cloakroom
Kitchen
Living/dining room
Four bedrooms
Bathroom
Attached garage
Driveway
Gardens

Description

This spacious four bedroom detached house is being sold for the first time since it was built in the early 1970's – always a good recommendation for a family home. It is situated in Kempshott, which continues to be a desirable location.

It is offered for sale with no onward chain and offers plenty of scope for extension, subject to consents.



The house has a covered porch with the front door leading into a wide entrance hall.

The kitchen is off to the right and has wood finish wall and base cupboards, a stainless steel sink, appliance space and room for a breakfast table in the middle.

The living/dining room to the rear is a decent size room for relaxing and entertaining and has french doors out to the garden. It also has a deep storage cupboard extending under the stairs.

Completing the ground floor is the cloakroom.

Heading upstairs the large landing gives access to four good size bedrooms, all of which have built-in wardrobes.

The bathroom has a contemporary styled white suite with a shower over the bath.

Externally there is an open plan lawn to the front of the house.

The rear garden extends to about 60 feet and has a paved patio along the back of the house with a large lawn beyond. There is a vegetable plot at the end and a further paved area with a timber pergola over.

Attached to the house is a long garage with a block paved driveway in front.



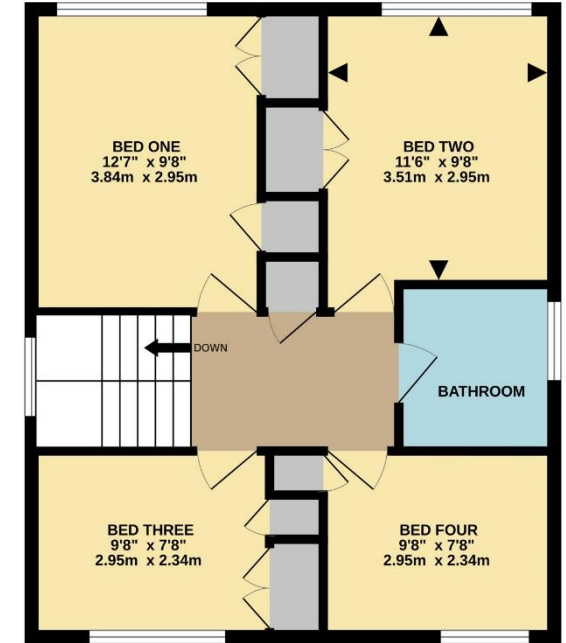
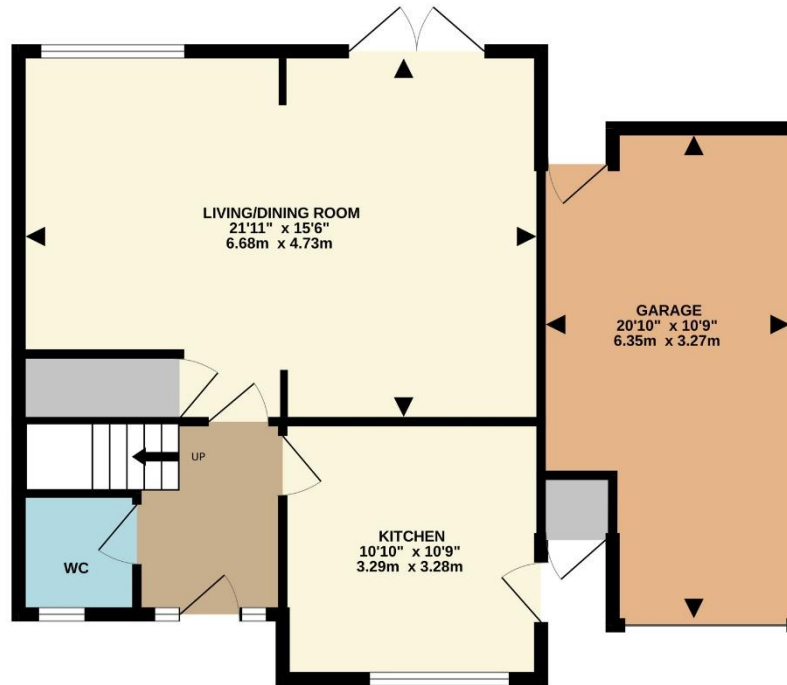
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GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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	



TOTAL FLOOR AREA : 1329 sq.ft. (123.5 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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