



Byfleet Avenue Old Basing Hampshire RG24 7HL

Winkworth



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Accommodation

Entrance hall
Kitchen/family room
Living room
Dining room
Study
Three double bedrooms
En-suite shower room
Family bathroom
Covered car port
Outside storage

Description

This substantial three bedroom detached bungalow sits in a good size plot of 1/6th acre and is conveniently located close to the centre of Old Basing village. It has decent size rooms throughout and is offered for sale with the benefit of no onward chain so could be available for a quick move if required.

Old Basing has an attractive core of historical buildings and a range of small shops, four pubs with restaurants and popular infant and junior schools. The major town of Basingstoke lies around two miles to the west and this has a mainline rail service into London Waterloo of around 45 minutes. The M3 motorway is easily reached at junctions 5 or 6.

The front door leads into a central hallway and off to right is the impressive kitchen/family room, which serves as the social hub of the home. The front end has a lounge/dining area to relax whilst the creative work takes place in the well fitted kitchen at the far end. This has cream coloured units complimented by polished granite work surfaces, with integrated appliances including an inset hob, oven, microwave, dishwasher and fridge/freezer. A log burner makes a fine focal point.

The dining room sits across the hallway and has space for a large dining table. The living room is at the front of the property and opens out into a glazed sun room style sitting area that has a high vaulted ceiling and views over the front and side garden.

Completing the living space is a study that could also be used as a single bedroom.

There are three bedrooms and these are all double sized with the largest having fitted wardrobes – not shown on the floorplan - and an en-suite shower room which is fully tiled and has a large shower cubicle.

The family bathroom has a bath as well as a corner shower cubicle.

Heading outside, the gardens wrap around the bungalow with the largest area to the front and consist of lawns and paved terraces for ease of maintenance.

To the side is a large, covered car port with further parking provided by a block paved driveway and turning area.

There are two substantial storage sheds next to the car port.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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
1333 sq.ft. (123.8 sq.m.) approx.



Basingstoke Office

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